



Waters Way
Worsley

Miller Metcalfe
Every step of the way

Waters Way

Worsley

Semi Detached



4



3

EPC Rating - To be confirmed

*** Stunning Three Storey Extended End Town House, Much Sought After Development in a Breath-Taking Water Side Setting, Beautifully Presented Both Inside and Out, Simply Must Be Viewed to be Fully Appreciated ***

Overlooking the historic Bridgewater Canal in the highly desirable are of Worsley village, this spectacular home must be viewed in person to fully appreciate the size and finer features. Having been extended to the ground floor by the current owners, this is an ideal property for a growing family looking for something a little bit special in one of the area's most premier locations.

The fabulous, exceptionally well proportioned and highly versatile living space that includes an inviting entrance hall, splendid lounge, splendid, fitted dining kitchen with a host of integrated appliances, a wonderful family room, utility room and a cloakroom/wc to the ground floor. On the first floor there is a landing area with galleried view over the hall, two good sized double bedrooms (guest bedroom with its own en-suite shower room) plus a three-piece principal bathroom. The top floor features two further double bedrooms with the sizable master bedroom having its own en-suite shower room) which completes the internal living space. This is ideally complimented by splendid well-tended landscaped gardens, whilst a gated driveway with an EV point and two further allocated parking spaces provides ample arrangements for off road parking.

The location is highly sought after, providing excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the Northwest, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

Rarely do homes of this size and calibre come to the market and never tend to be available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.

- **TENURE**
Leasehold
250 Year Lease - 233 Years Remaining
Start Date - 05.02.2014 - End Date - 01.06.2258

- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin -No

- **GROUND RENT/SERVICE CHARGE**
Ground Rent £584.00 Per Year
Service charge £354.00 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band E - £2,841.00 Per Year

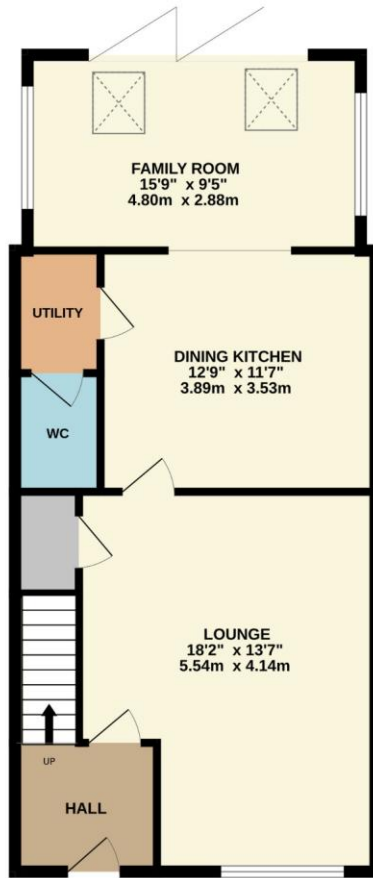
- **FLOOD RISK**
Low

- **BROADBAND**
Basic - 4 Mbps
Ultrafast - 1,000 Mbps

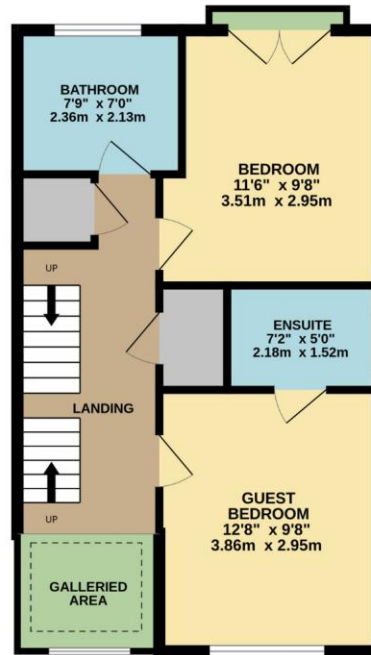




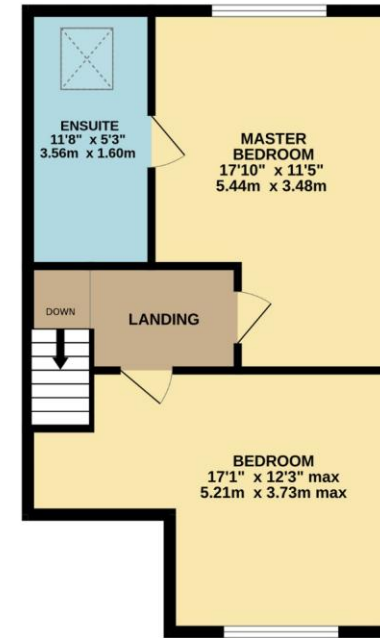
GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



2ND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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