



Duchy Avenue

Worsley

Miller Metcalfe
Every step of the way

Duchy Avenue

Worsley

Semi Detached



3



1

EPC Rating – D

*** Simply Must Be Viewed - Beautiful Extended Period Semi-Detached Family Home, Three - Good Sized Bedrooms, Two Superb Reception Rooms, Breath-Taking Open Plan Living Kitchen, Generous Plot with Extensive Parking and Stunning Private Landscaped Gardens, Highly Sought After Cul-de-Sac Location, Internal Viewing A Must ***

Situated in a wonderful private cul-de-sac off Broadway in the highly favoured area of Worsley, this spectacular period semi-detached home of the highest calibre must be viewed in person to be fully appreciated.

Having been renovated by the current owners to the highest of standards both inside and out, this fantastic property is presented throughout to the highest of standards, and offers an ideal property for a growing family looking for something a little bit special. Although already significantly extended to the ground floor, there is still excellent potential for further extension/development if required (subject to relevant planning consent).

The exceptionally well proportioned and highly versatile living space comprises an inviting entrance hallway, cloakroom/WC, principal lounge with feature fireplace, separate sitting room which is open plan to a spectacular open plan fitted living kitchen with a host of integrated appliances offering more than enough room for cooking, dining and relaxing making it ideal for modern lifestyles to the ground floor. On the first floor a landing, three large bedrooms plus a principal four-piece bathroom can be found which completes the internal living space.

A generous driveway offers ample off-road parking whilst to the rear, a further wonderful mature and private garden has been tastefully landscaped with well stocked and maintained shrub and floral displays can be found, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is highly sought after, offering the perfect blend of peace and

convenience, 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 proximity including well regarded primary and secondary schools.

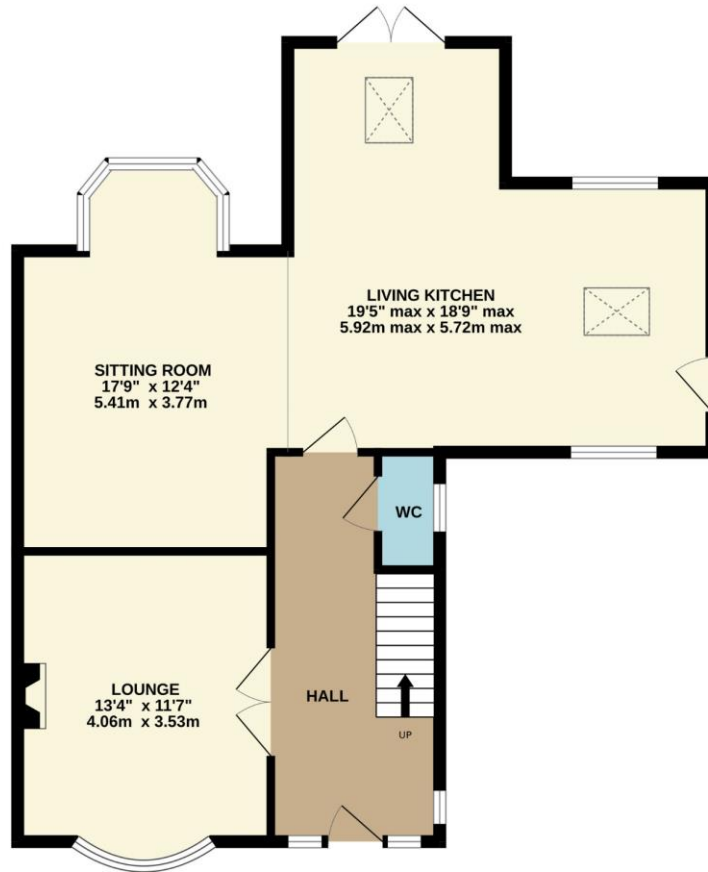
Rarely do homes of this size and quality come to the market and are rarely available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.

- TENURE
Leasehold
900 Year Lease - 831 Years Remaining
Start Date - 04.07.1956 - End Date - 05.07.2856
- GROUND RENT
£7.50 Per Year
- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452 Per Year
- FLOOD RISK

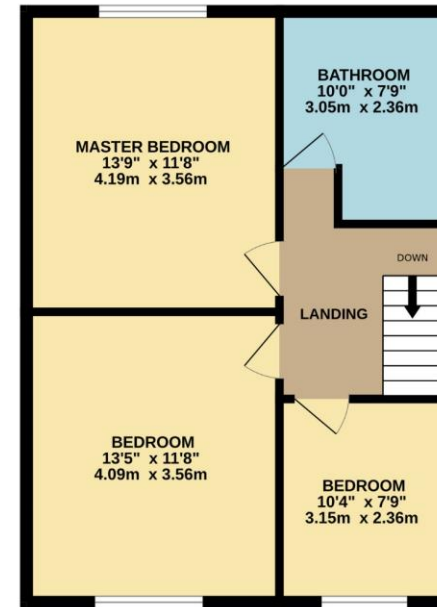




GROUND FLOOR
787 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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