



Willowmoss Close
Worsley

Miller Metcalfe
Every step of the way

Willowmoss Close

Worsley

Semi Detached



EPC Rating - C

*** No Chain Involved - Early Viewing Strongly Advised - Wonderful Modern Semi-Detached Freehold Home, Exceptionally Well Presented Throughout with Wonderful Open Aspects to the Front and Private Landscaped Gardens to the Rear, Situated within a Much Sought After Cul-de-Sac Location - Simply Must be Viewed ***

Situated within a popular and highly convenient setting, this wonderful semi-detached home offers generous living space and a fabulous exterior that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, superb lounge with recently fitted media wall, separate dining area, a further conservatory and a modern fitted kitchen to the ground floor. On the first floor a landing, two good sized double bedrooms (master with fitted an en-suite shower room) plus a modern three-piece bathroom/wc which completes the internal living space. Outside the property is garden fronted with a resident's area providing ample parking. There are splendid open aspects to the front of the property making this home not overlooked to the front. The rear gardens are a really good size and private, being not directly overlooked, offering excellent space for children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas has to offer and is well placed for well renowned schooling. The local guided bus route and the train line from the nearby Walkden station provides direct travel into Manchester city centre alongside further major transport links making it ideal for those looking to commute across the Northwest.

Rarely do homes of this type remain on the market for long especially at such an attractive price and with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

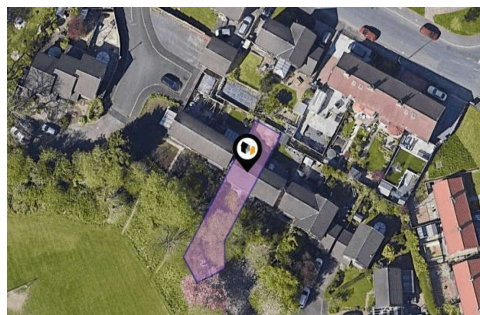
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,907 Per Year

• FLOOD RISK
Very Low

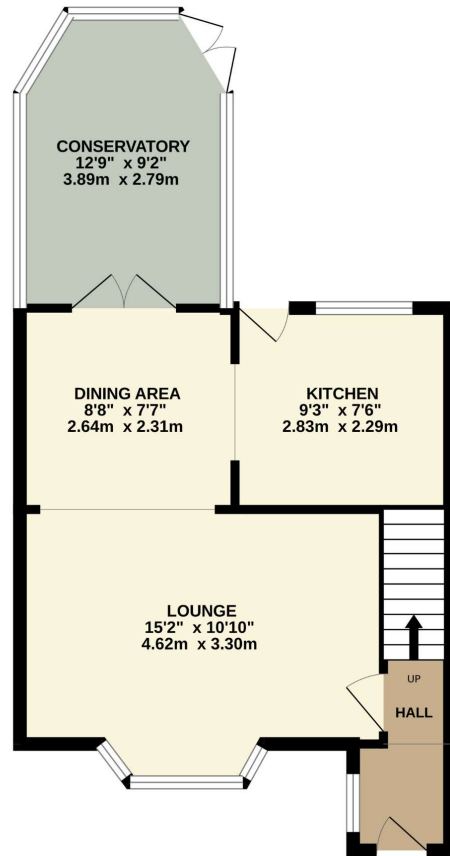
• BROADBAND
Basic - 16 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

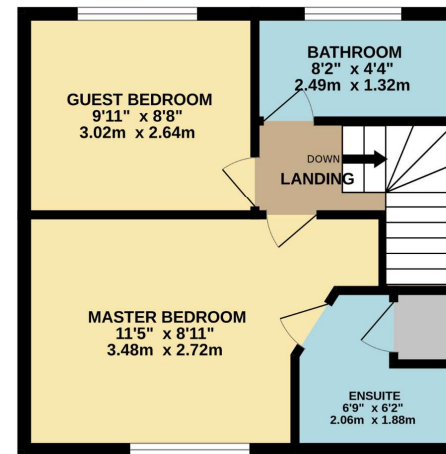




GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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