



Shawbrook Avenue

Worsley

**Miller Metcalfe**  
*Every step of the way*

# Shawbrook Avenue

Worsley

Semi Detached  5  2 EPC Rating - To be confirmed

\*\*\* Early Viewing Strongly Advised - Fabulous Traditional Bay Fronted Semi-Detached Family Home Which Has Been Significantly Extended to Both the Ground and First Floors Providing Fabulous Exceptionally Versatile Living Space, Private Landscaped Gardens, Double Garage and Extensive Driveway Parking, Situated within a Much Sought After and Highly Convenient Residential Location, Internal Viewing A Must \*\*\*

Situated within the much-sought area of Worsley, this wonderful home offers well-proportioned and highly versatile living space that is ideally suited to modern family living, all finished to the highest of specifications throughout that must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, superb bay fronted sitting room, large separate lounge/dining room, further generous reception room, plus a wonderful fitted kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, five good sized bedrooms plus a four-piece principle bathroom, further three-piece shower room and an additional wc can be found which completes the internal living space.

Outside the property is garden fronted with a generous block paved driveway plus a double garage offering extensive parking. There are further gardens to the side whilst the rear landscaped garden is a joy to behold, being private and not directly overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

The area of Worsley is highly regarded. Steeped in history, the area offers exclusive surroundings and is well placed for local amenities including well renowned public and private schooling, local boutique shops, restaurants, bars and eateries, as well as a host of beautiful canal side and woodland walks, whilst the RHS Bridgewater and Monton Village are also within close proximity. The location is well place for major transport links making it ideal for access into Manchester City Centre, Media City, the Trafford Centre and across the Northwest.

Rarely do homes of this size and stature come to the market and are always popular with a multitude of buyers. As such, an early internal viewing is strongly advised to avoid disappointment.

- **TENURE**  
Leasehold  
900 Year Lease - 836 Years Remaining  
Start Date - 28.05.1961 - End Date - 29.05.2861

- **GROUND RENT**  
£10.00 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band C - £2,180 Per Year

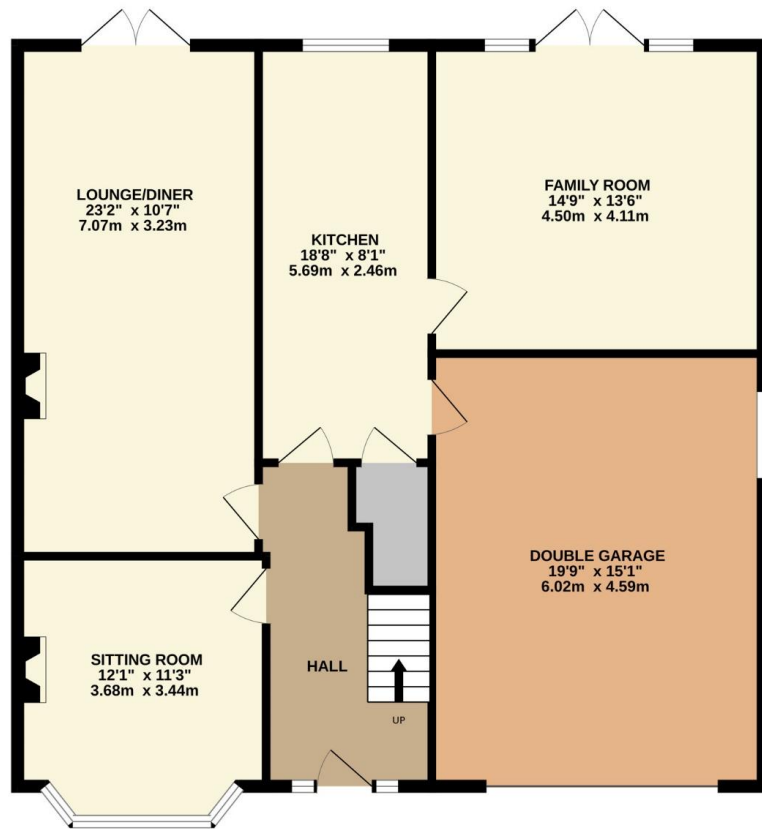
- **FLOOD RISK**  
Very Low

- **BROADBAND**  
Basic - 15 Mbps  
Superfast - 71 Mbps  
Ultrafast - 1,800 Mbps

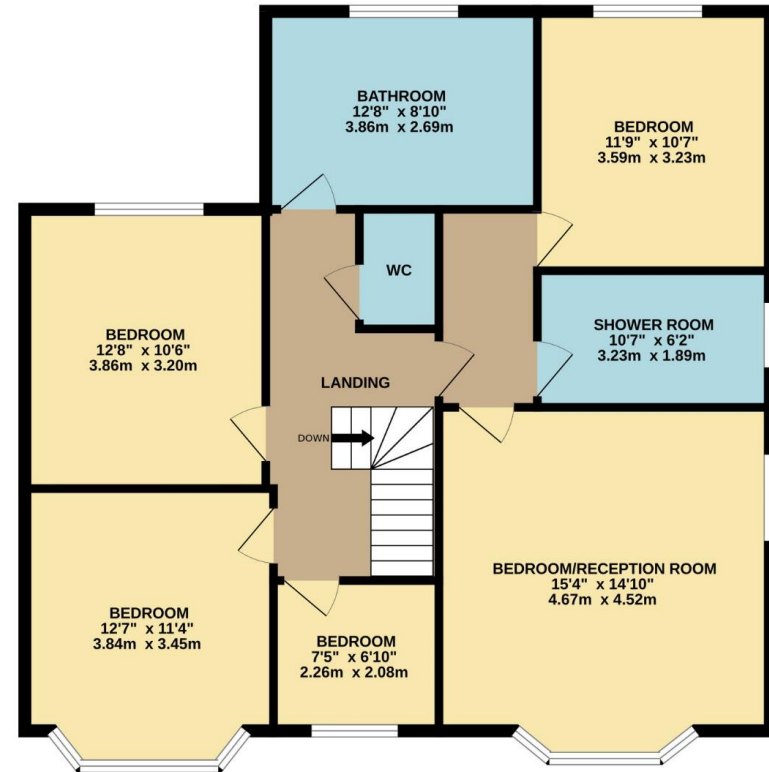




GROUND FLOOR  
1145 sq.ft. (106.3 sq.m.) approx.



1ST FLOOR  
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2172 sq.ft. (201.8 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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