



Leaconfield Drive

Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated upon the ever-popular Leaconfield Drive in the highly sought after area of Worsley, this spectacular extended Freehold detached home of the highest calibre simply must be viewed internally to be fully appreciated. Having been lovingly maintained, this fantastic home offers excellent potential for further improvement and development if required. This is an ideal property for a growing family looking for something a little bit special.

The fabulous, exceptionally well proportioned and highly versatile living space of just over 2,700 square feet, is ideally complimented by wonderful mature well-tended landscaped gardens, a garage and ample gated 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 are rarely available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.



Accommodation

The generous, well-proportioned and highly versatile living space comprises an inviting entrance hall, extensive storage, cloakroom/wc, principal lounge, formal dining area, garden room, sitting room, fitted kitchen, utility room, study/bedroom five plus a luxury guest suite to the ground floor. On the first floor a landing with yet more storage, two further double bedrooms, an impressive master suite plus a four-piece principal bathroom can be found which completes the internal living space. A gated driveway and garage offer extensive parking arrangements alongside wonderful mature landscaped gardens.

Location

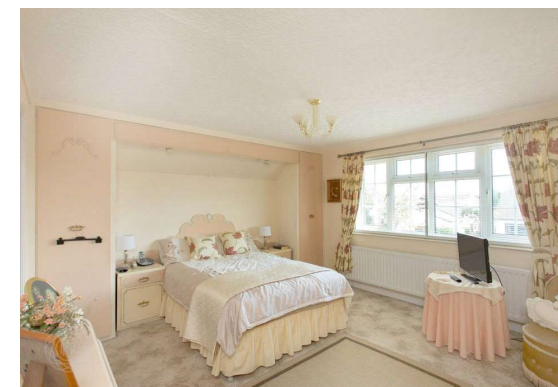
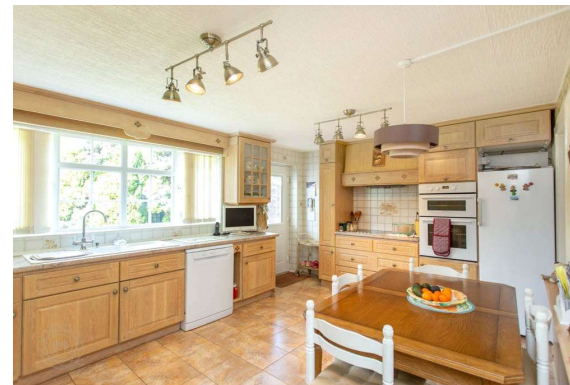
Fantastic sought-after location in the heart of historic Worsley, close by to St Marks primary school and Bridgewater private school. Also, close proximity to the Worsley loop line linking to Monton Village which offers an array of popular restaurants and wine bars. Great transport links offer easy commuter access across the Northwest including direct access to Manchester city centres via the M60 and M62 motorways, V1 guided bus route and that A580.

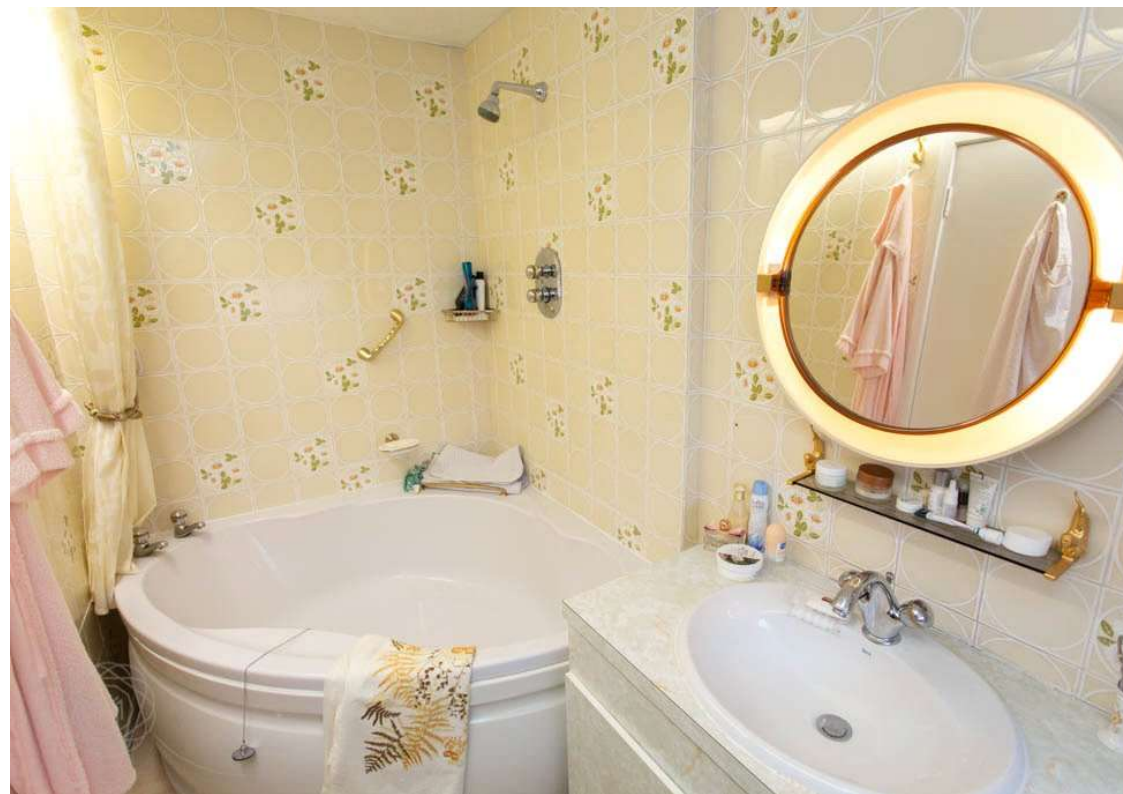
Reception Rooms

A large inviting entrance hall provides access to the ground floor accommodation, also featuring substantial storage. Stairs offer access to the first floor living space. The principle lounge is a spacious, light and airy room with open plan access to the dining area which offers a more formal area for entertaining. There is also a generous sitting room and an equally spacious garden room that both provide alternative areas for relaxing, both having views overlooking the private rear garden. An additional versatile room to the ground floor has been utilised in the past as a study however, could provide a fifth bedroom if required.

Kitchen And Utility Room

The kitchen is fitted with an extensive range of wall and base units, sink unit, fitted double oven, ceramic hob, plumbed for a dishwasher and space for a fridge freezer. There is tiled flooring and tiled splash backs, with a window and doors offering an outlook and access to the rear garden. Adjacent to here, a large utility room can be found with wall and base units and plumbed for an automatic washing machine, providing substantial space ideally suited to white goods.







Master And Guest Suites

The property features two large generous bedrooms which each have extensive wardrobe space and their own en-suite shower rooms. One is located upon the ground floor whilst the other is situated upon the first floor. Each suite is spacious in size and either could be the master bedroom depending on the buyers preference.

Bedrooms & Bathroom

To the first floor there are two further double bedrooms, each having its own unique style and character. As mentioned, there is an additional room to the ground floor that could be utilised as a fifth bedroom if required.

Cloakroom/WC And Principle Bathroom

Located off the entrance hall, a cloakroom/wc ideally services the ground floor. On the first floor the principal bathroom can be found which comprises of a modern four piece suite.

Parking And Gardens

The property is situated within a fantastic mature gated plot surrounded by landscaped gardens to the front, side and rear. The gated driveway along with a garage provides ample off-road parking for several vehicles. The rear gardens are a joy to behold, providing excellent private space that is ideal for relaxing, children's play and al-fresco entertaining.

- *Tenure*

Freehold

- *Local Authority And Council Tax*

Salford - Band G - £4,087 Per Year

- *Flood Risk*

Very Low

- *Broadband*

Basic - 12 Mbps

Superfast - 79 Mbps

Ultrafast - 2,000 Mbps

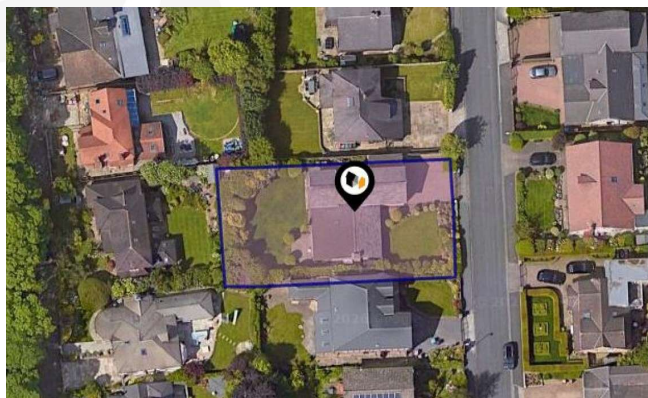
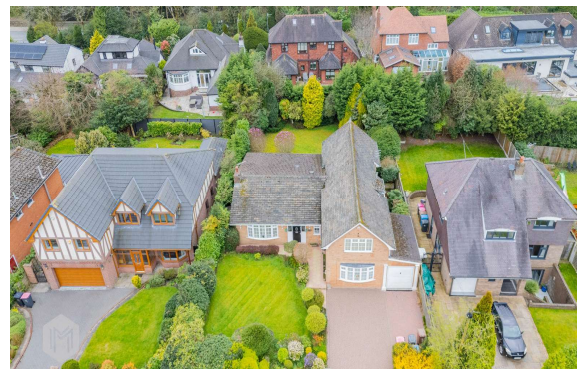
- *Satellite/Fibre TV Availability*

BT - Yes

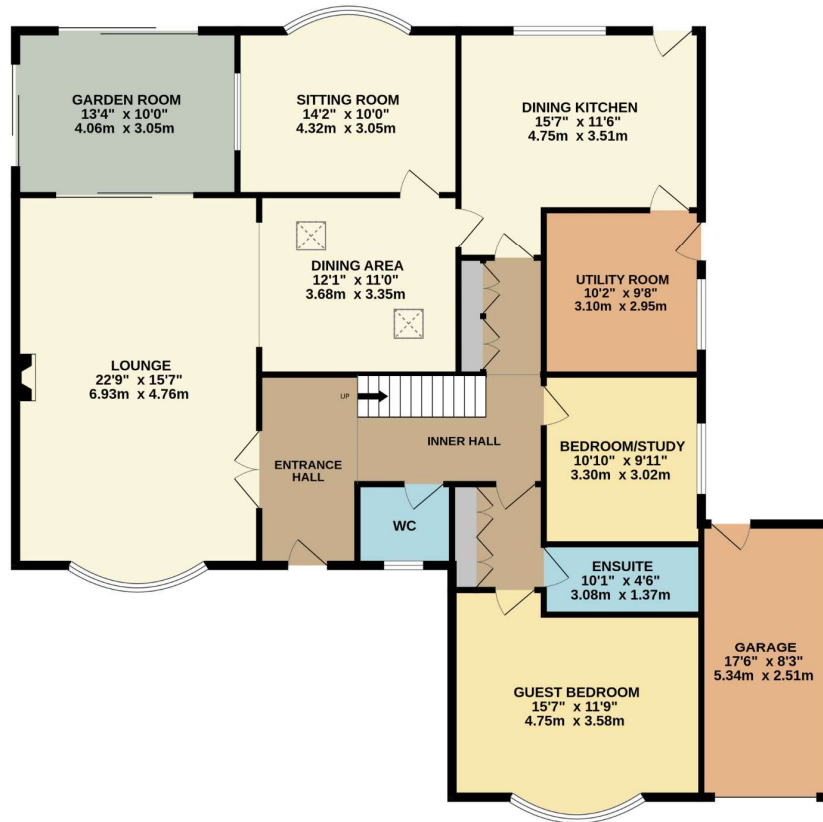
Sky - Yes

Virgin - Yes

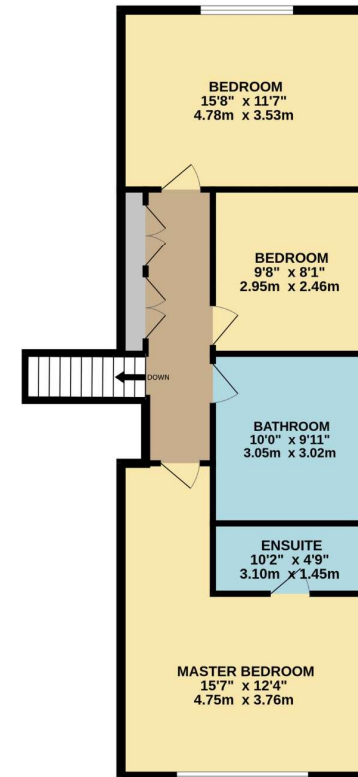
EPC Rating - D



GROUND FLOOR
1908 sq.ft. (177.2 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 2704 sq.ft. (251.2 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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