



1 Weaver Avenue, Worsley

Offers in Region of £350,000

Miller Metcalfe
Every step of the way

1 Weaver Avenue

Worsley, Manchester

* No Chain Involved - Fabulous Extended Semi-Detached Family Home With Exceptionally Well Proportioned and Highly Versatile Living Space, Extensive Driveway Parking and Garage, Wonderful Private Mature Landscaped Gardens, Excellent Potential for Further Extensions if Required, Early Viewing Strongly Advised *

This fantastic home is situated within the much sought after area of Worsley and offers splendid family friendly living space that is ideally suited to modern lifestyles and simply must be viewed internally to be fully appreciated. Having been significantly extended to the ground floor, the accommodation comprises of an inviting entrance hall, generous light and airy lounge which is open plan to a superb modern fitted dining kitchen, utility room, a versatile sitting room/fourth bedroom and a further shower room to the ground floor. On the first floor a landing, three good sized double bedrooms plus a modern three piece bathroom completes the internal living space. The property is garden fronted with a substantial driveway and garage offering extensive off-road parking. The rear garden is a joy to behold features large patio areas is also laid to lawn featuring mature shrub and floral displays, being private, not overlooked, making it ideal for relaxing, children's play and al-fresco entertaining. There is excellent potential for further extension/development of this house if required (subject to relevant planning/building consent)

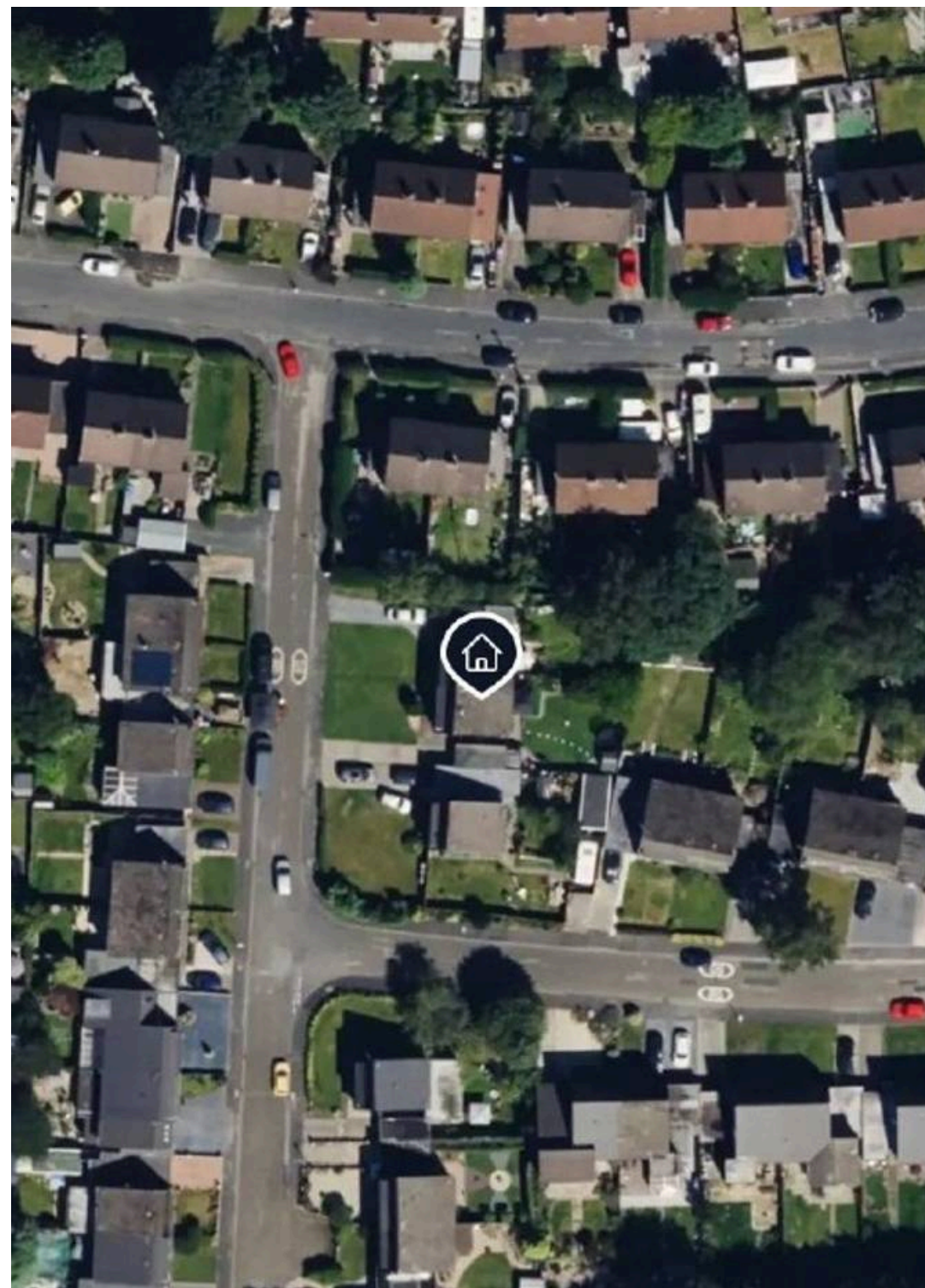
The location is within easy access to the many shops and amenities Worsley and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links and easy access to Worsley loop lines, making it ideal for those looking to commute into Manchester and across the North West. Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







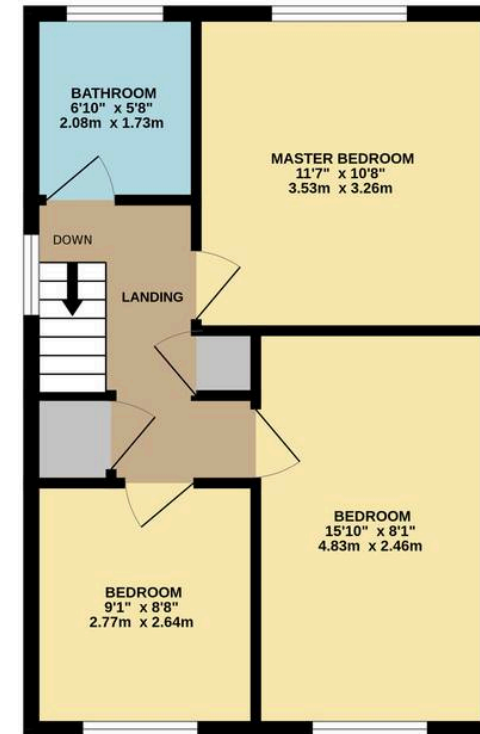




GROUND FLOOR
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • worsley@millermetcalfe.co.uk • millermetcalfe.co.uk/

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