



*Bonnington Close*

Worsley

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

# Bonnington Close

Worsley

Detached



4



2

EPC Rating - B

\*\*\* Simply Must Be Viewed - Early Inspection Strongly Advised - Stunning Modern Bay Fronted Detached Family Home, Well Proportioned Living Space, Attractive Landscaped Gardens, Garage and Ample Driveway Parking And Situated within a Much Sought After Residential Worsley Location \*\*\*

Situated upon a superb modern development of similar homes and within a popular and highly convenient setting in the much sought after area of Worsley, this wonderful, detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles, that must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, splendid bay fronted lounge, a stunning open plan fitted living kitchen with integrated appliances, separate utility room and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized fitted bedrooms (master with its own three-piece en-suite shower room) plus a three piece principal bathroom/wc can be found and completes the internal living space. Outside the property benefits from gardens to the front and rear, with the rear garden being beautifully landscaped, offering excellent space for children's play, relaxing and al-fresco entertaining. A double driveway and garage offer ample parking arrangements.

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 the Worsley loop line, making it ideal for those looking to commute into Manchester city centre and across the Northwest.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE  
Leasehold  
999 Year Lease - 988 Years Remaining  
Start Date - 21.04.2016 - End Date - 01.01.3013

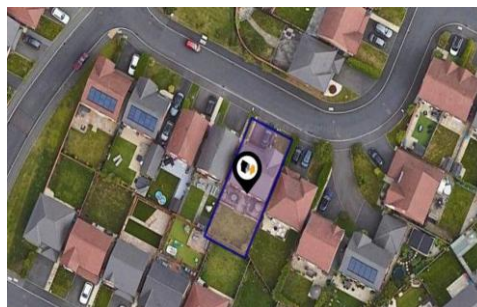
- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

- GROUND RENT/SERVICE CHARGE  
To Be Confirmed

- LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band E - £2,841 Per Year

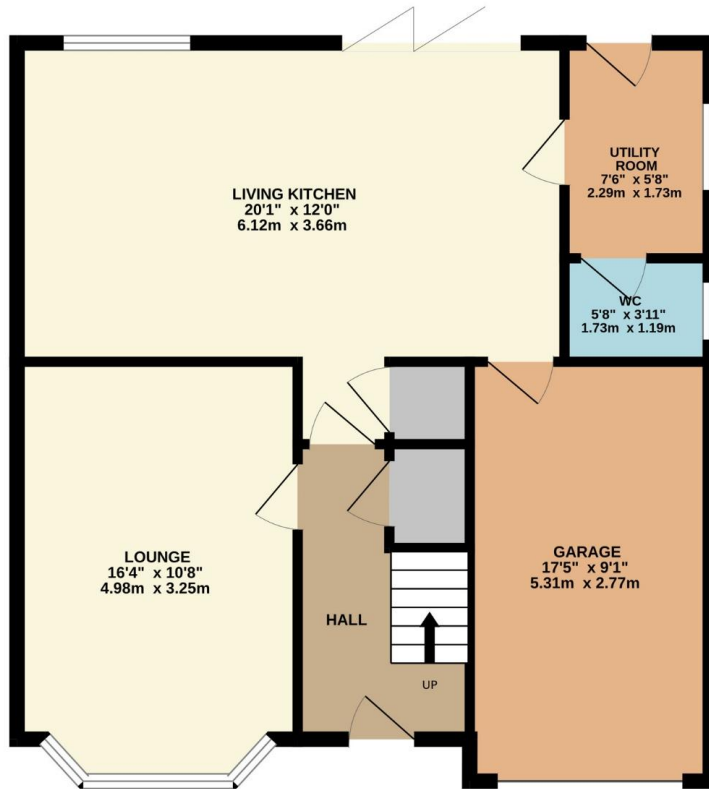
- FLOOD RISK  
Very Low

- BROADBAND  
Basic - 15 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1,000 Mbps

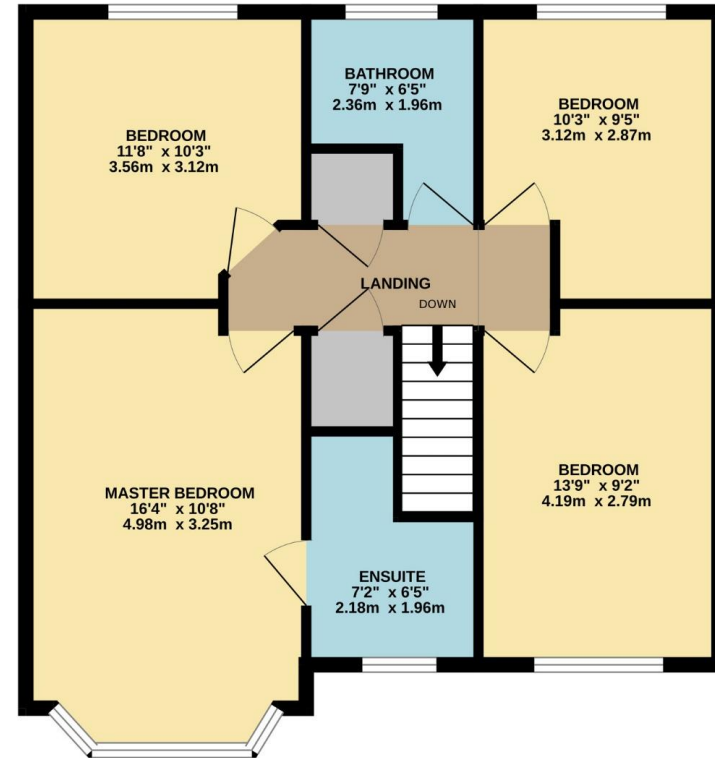




GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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