



Newearth Road

Worsley

Miller Metcalfe
Every step of the way

Newearth Road

Worsley

Semi Detached



3



1

EPC Rating - D

*** No Chain Involved - Stunning Over Average Sized Period Semi-Detached Home With Exceptionally Well-Proportioned Living Space, Private Landscaped Gardens, Ample Parking and Situated within a Much Sought After Residential Location ***

Situated within a popular and highly convenient setting in the sought after area of Worsley, this wonderful period semi-detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles. The property benefits from a wealth of original character features along with superb modern styling throughout making this a wonderful home that must be seen in person to be fully appreciated.

The accommodation comprises a large inviting entrance hall, superb lounge, separate generous sitting room, a superb modern fitted kitchen plus a useful utility room to the ground floor. On the first floor a sizable landing, three good sized double bedrooms plus a modern four-piece bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a driveway offering ample parking. The rear landscaped garden is a joy to behold, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links including the V1 guided bus route and Walkden railway station within walking distance, making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the Northwest.

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.

- TENURE
Leasehold
990 Year Lease - 902 Years Remaining
Start Date - 30.06.1946 - End Date - 24.06.2927

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

- GROUND RENT/SERVICE CHARGE
To Be Confirmed

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

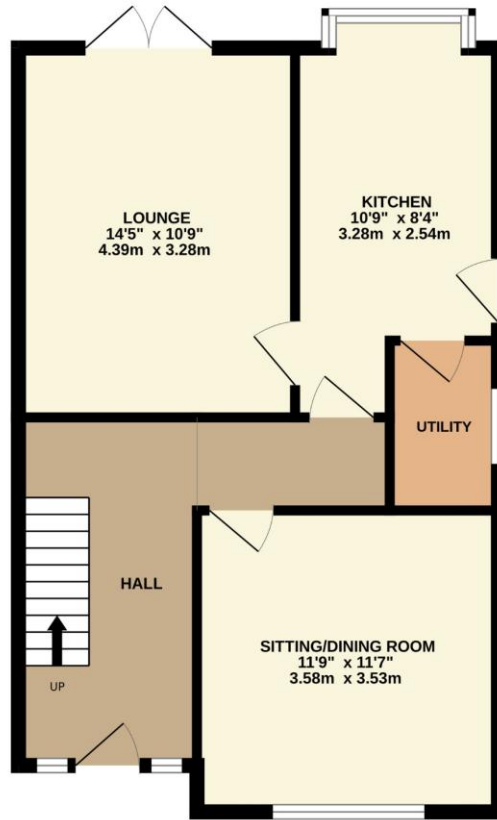
- FLOOD RISK
Very Low

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





GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 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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