



33 Blackleach Drive, Worsley

Offers Over £220,000

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

# 33 Blackleach Drive

Worsley, Manchester

- Early Viewing Strongly Advised - Splendid Modern Semi-Detached Family Home, Well Proportioned Living Space, Generous Enclosed Gardens, Ample Driveway Parking And Situated within a Popular and Highly Convenient Residential Location \*

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

The accommodation comprises an inviting entrance hallway, cloakroom/wc, splendid lounge and a splendid open plan fitted dining kitchen to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three piece principal bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted with a double driveway offering ample off road parking. The rear garden is tastefully landscaped offering excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Wakden, Worsley, Farnworth 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 Blackleach Country Park, making it ideal for those looking to commute into Manchester and across the North West.

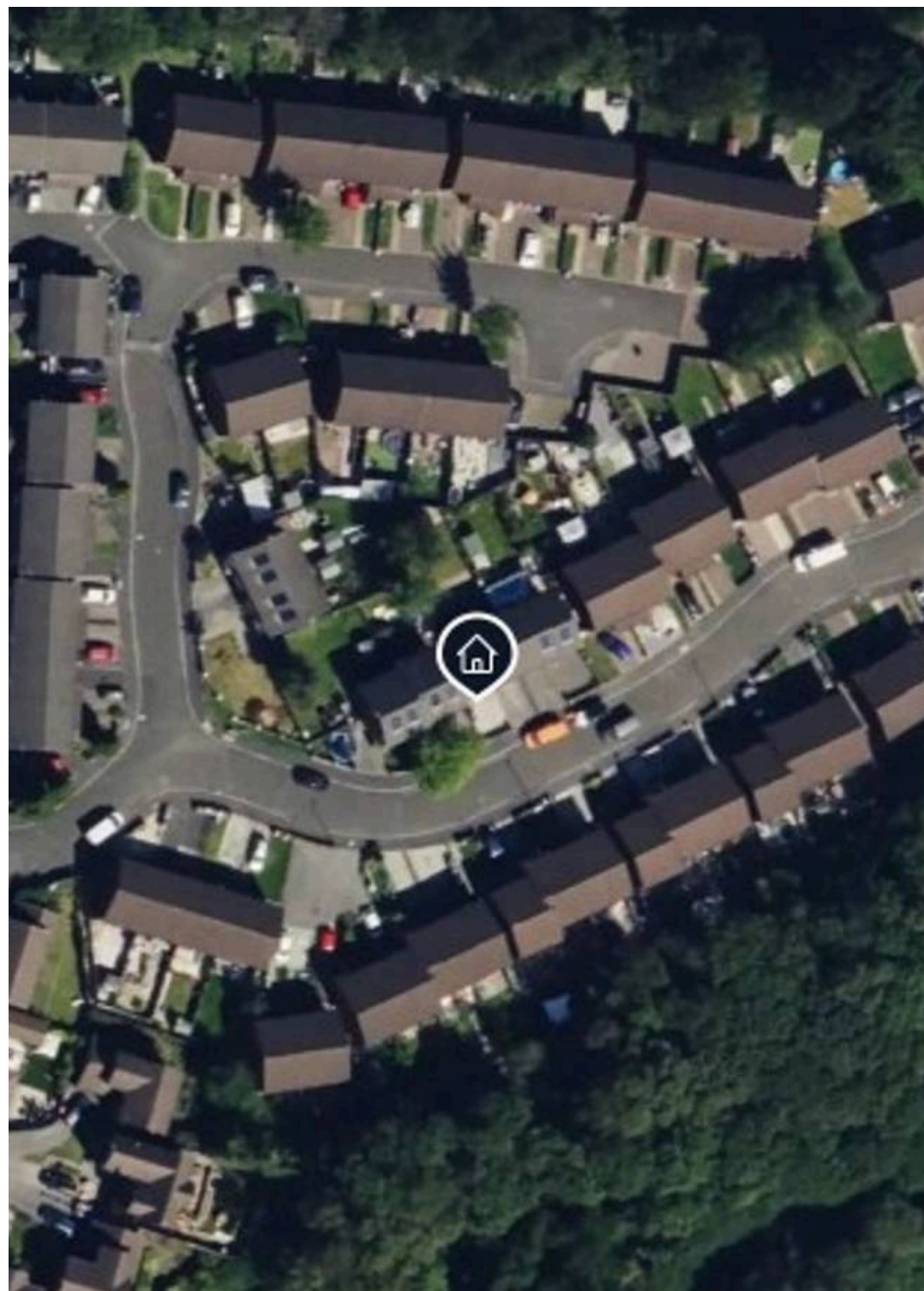
Rarely do homes of this type remain on the market for long, especially at such an attractive price and as such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

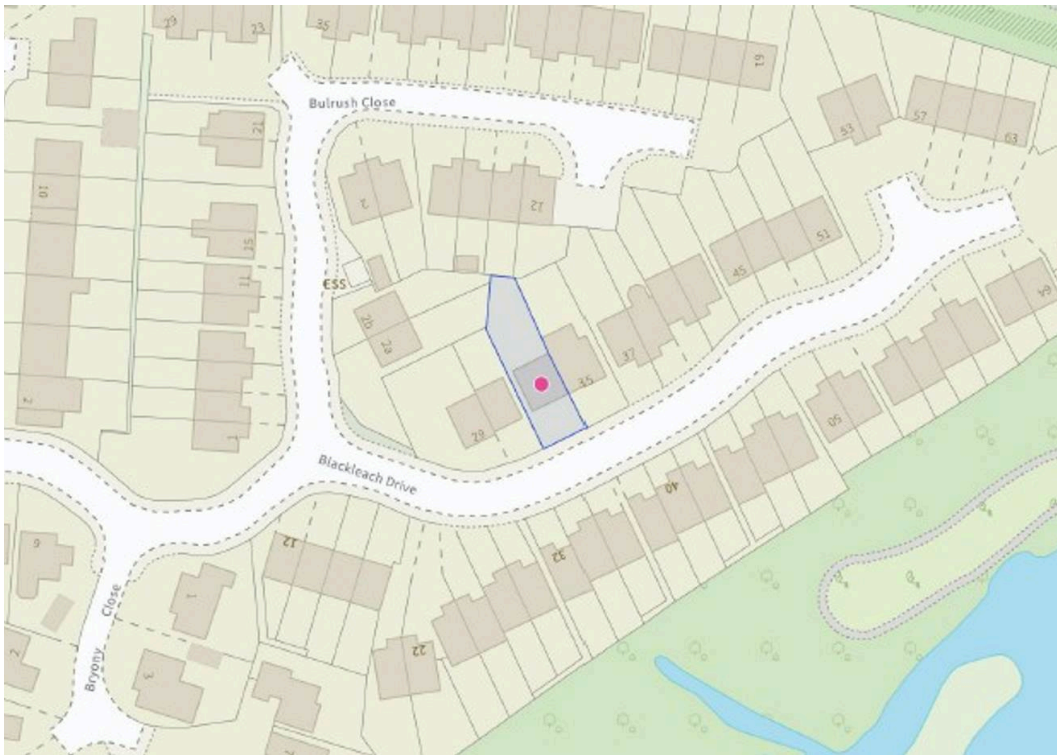
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





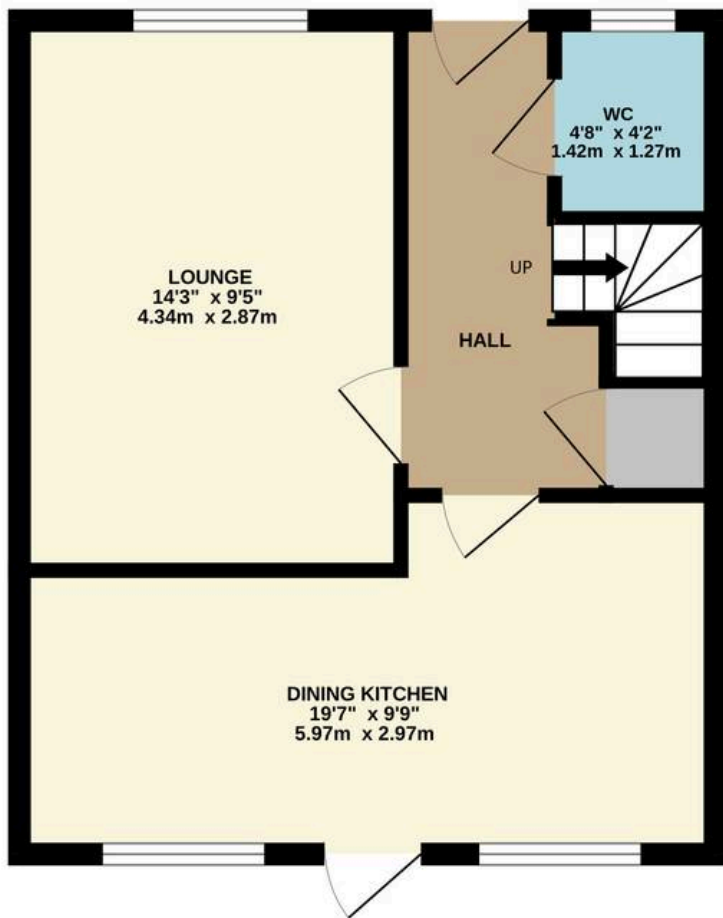




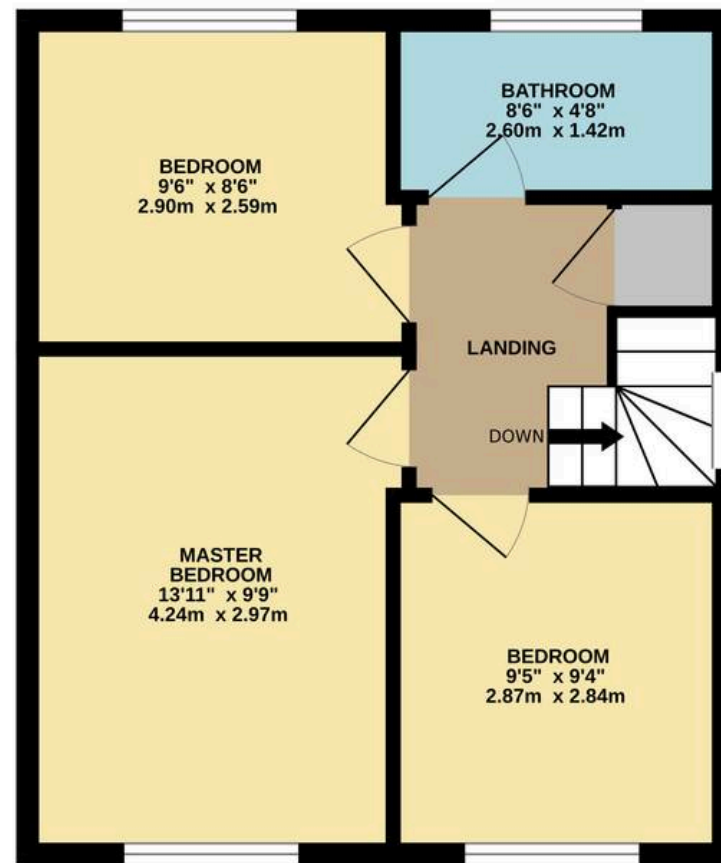
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 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.

Made with Metropix ©2026



## Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • [worsley@millermetcalfe.co.uk](mailto:worsley@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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