



Eastmoor
Worsley

Miller Metcalfe
Every step of the way

Eastmoor

Worsley

Detached



4



2

EPC Rating - To be confirmed

*** Superb Modern Detached Family Home with Well Proportioned and Versatile Living Space, Finished to the Highest of Standards Throughout, Fabulous Private Landscaped Gardens, Ample Driveway Parking and Situated within a Much Sought After Residential Cul-de-Sac Location. Internal Viewing A Must ***

This beautiful property is presented both inside and out to the highest of standards and simply must be viewed in person to be fully appreciated. Situated upon a fabulous modern development of similar homes and within a popular and highly convenient setting, this wonderful, detached home offers well-proportioned living space that is ideally suited to modern lifestyles.

The accommodation comprises an inviting entrance hall, superb light and airy bay fronted lounge with feature fireplace, a spectacular open plan fitted living kitchen with integrated appliances, useful study room, utility and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with a luxury three-piece en-suite shower room) plus a three-piece principal bathroom/wc can be found which completes the internal living space.

Outside the property is garden fronted with a driveway offering ample off-road parking. The rear landscaped garden is a joy to behold, being private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

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 making it ideal for those looking to commute into Manchester 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.

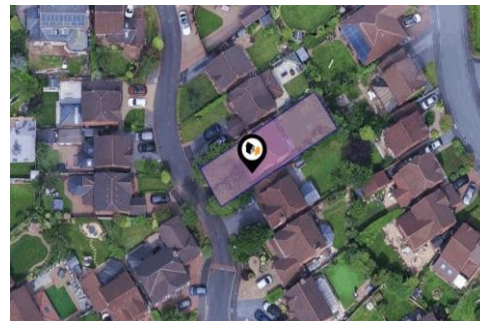
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band E - 2,996 Per Year

• FLOOD RISK
Very Low

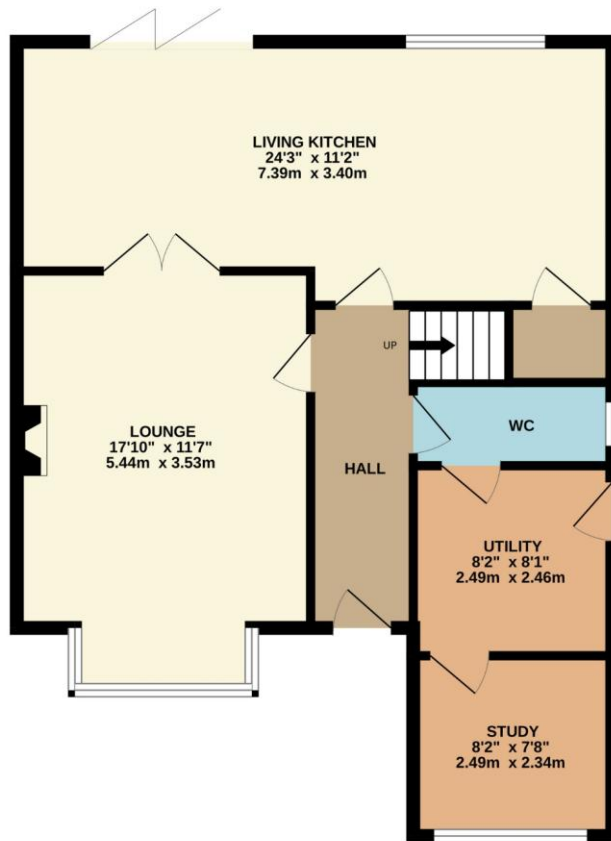
• BROADBAND
Basic - 6 Mbps
Superfast - 80 Mbps
Ultrafast - 10,000Mbps

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

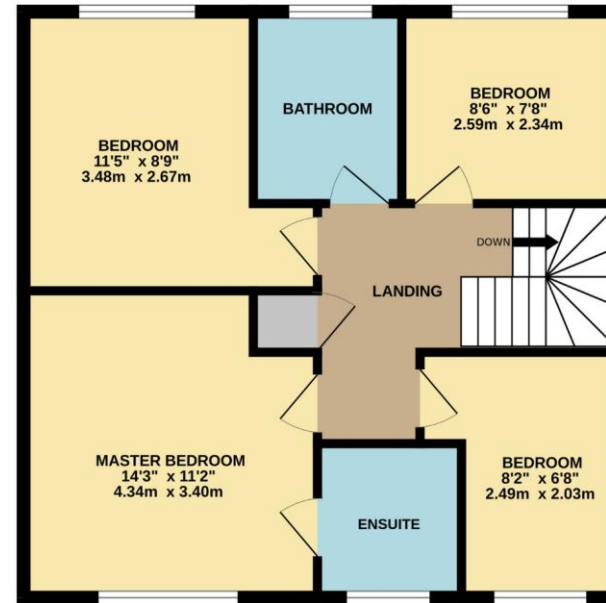




GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 1355 sq.ft. (125.9 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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