



Beatrice Road

Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

This fabulous, individually designed detached true bungalow sits within its own private gated grounds, offering exceptionally well proportioned and highly versatile living space all on one level and simply must be seen in person to be fully appreciated. Sat at the heart of Worsley and with over 2900 square feet of luxury living space, the generous accommodation includes five bedrooms, three bathrooms, two reception room plus a fitted living kitchen making it ideal for modern lifestyles, coupled with a double garage, extensive gated parking and private gardens,

The location within Worsley is highly sought after with easy access to a host of amenities including well renowned schooling, also being well-placed for major transport links, to include the A580 (East Lancashire Road), M6, M60, M61, M62 motorway networks, making it ideal for those looking to commute into Manchester and across the Northwest of England. Rarely do bungalows of this size and quality come to the market and as such, an early internal inspection is strongly advised to avoid disappointment.



Accommodation

The generous and flexible accommodation comprises a large inviting reception hall, cloakroom/wc, principal living room, formal dining room, open plan modern fitted living kitchen with integrated appliances, utility room, inner hallway, five good sized double bedrooms (both master and guest bedrooms with luxury en-suite facilities) plus a luxury four piece family bathroom which completes the internal living space. This fabulous home sits within a private gated plot featuring wonderful private landscaped gardens alongside extensive secure off road parking and a double garage.

Reception Rooms

The property is accessed by an inviting reception hall. From here double doors lead into the principle lounge which has a feature fireplace and French doors that lead out into the private gardens. Adjacent to here a dining room provides a more formal area for entertaining.

Living Kitchen and Utility Room

The hub of the house is the superb living kitchen, a fantastic contemporary style area which is fitted with an extensive range of high-quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by a variety of integrated appliances. The kitchen has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye and offers more than enough room for cooking and dining and relaxing alike, being ideally suited to modern living. French doors offer access to the wonderful, landscaped gardens. Adjacent to here, a utility room provides yet more useful storage space.

Master Suite

The splendid Master Suite comprises a large master bedroom and a superb en-suite shower room, complemented by tiled elevations.

Bedrooms

There are four further well-proportioned bedrooms, with the guest bedroom featuring its own en-suite shower room. Each room has its own style and character. The fifth bedroom has been used by the current owners as a study/home office.







Parking And Gardens

The property is situated within its own private gated plot which features well maintained landscaped gardens that are private and not overlooked, featuring areas laid to lawn with mature shrub and floral borders and mature trees. The gardens are ideal for children's play, relaxing and al-fresco entertaining. A driveway to the front provides ample secure off road parking alongside a double garage. This provides ample space for secure parking and potential conversion to games room/home office if required.

• Tenure

Leasehold

999 Year Lease - 939 Years Remaining

Start Date - 21.02.1966 - End Date - 24.06.2963

• Ground Rent/Service Charge

To Be Confirmed

• Local Authority And Council Tax

Salford - Band F - £3,357.55 Per Year

• Flood Risk

Very Low

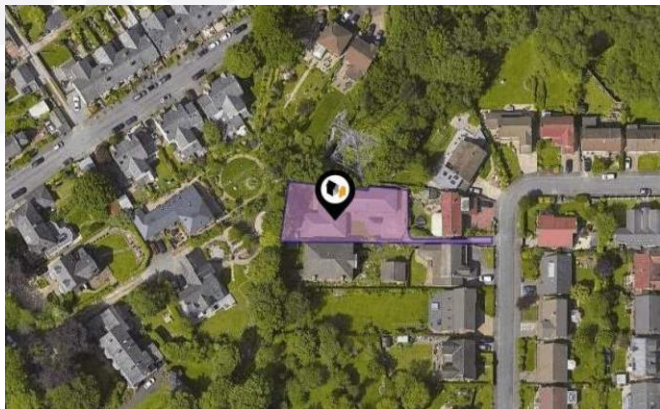
• Broadband

Basic - 8 Mbps

Superfast - 45 Mbps

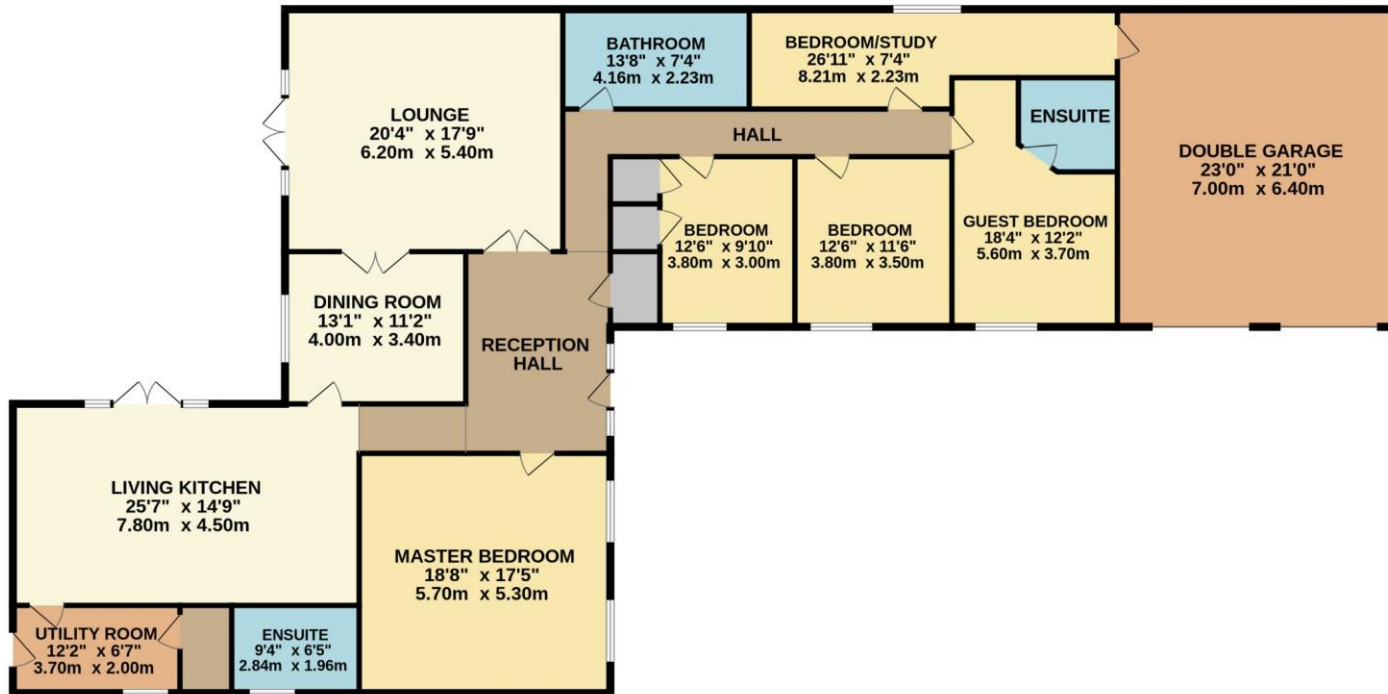
Ultrafast - 1,000 Mbps

EPC Rating - C



GROUND FLOOR

2967 sq.ft. (275.6 sq.m.) approx.



TOTAL FLOOR AREA : 2967 sq.ft. (275.6 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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