



Grange Road
Winton

Miller Metcalfe
Every step of the way

Grange Road

Winton

Semi Detached



4



2

EPC Rating - D

*** Internal Viewing A Must - Wonderful Extended Bay Fronted Period Semi-Detached Home Situated Upon a Beautiful Tree Lined Setting, Fabulous Corner Plot, Well Presented Throughout and with Easy Access into Worsley, Monton and Manchester City Centre, Early Viewing Strongly Advised ***

This fabulous period home offers exceptionally well proportioned and highly versatile living space that is ideally suited to modern lifestyles, alongside generous private gardens and driveway providing ample off road parking. Having been sympathetically extended to the ground floor and significant upgraded by the current owners, this fabulous home simply must be viewed in person to be fully appreciated.

The well-proportioned and highly versatile accommodation comprises an inviting entrance hall, spacious bay fronted lounge, splendid further dining area with French doors to the rear gardens, a superb modern fitted kitchen with a host of integrated appliances plus a further bedroom/study with its own ensuite shower room/wc to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern luxury four piece bathroom/wc can be found which completes the internal living space.

Outside the property is situated upon a generous corner plot, being garden fronted with a generous block paved driveway providing ample off road parking. The rear garden is private and not directly overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is highly sought after, providing splendid walks on the door step as well as excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West. There are also a wealth of amenities within close proximity including well regarded primary and secondary schools.

Only by internal inspection with buyers fully appreciate the size, layout location and finer features of this most impressive home and as such, an early viewing is strongly advised to avoid disappointment.





- **TENURE**
Leasehold
900 Year Lease - 828 Years Remaining
Start Date - 19.11.1954 - End Date - 20.11.2854

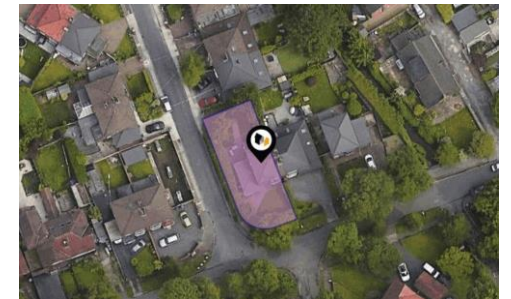
- **GROUND RENT**
To Be Confirmed

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

- **FLOOD RISK**
Low

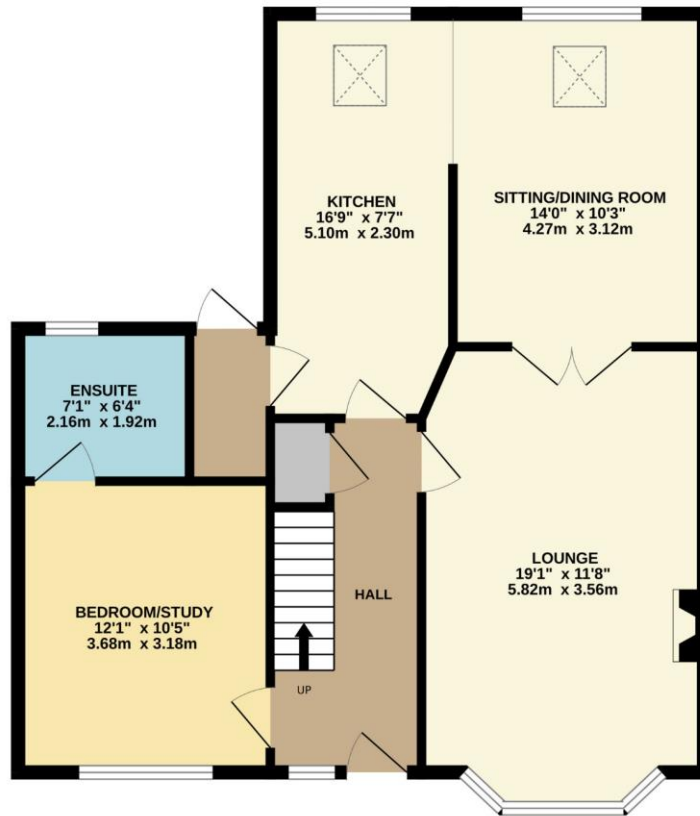
- **BROADBAND**
Basic - 5 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

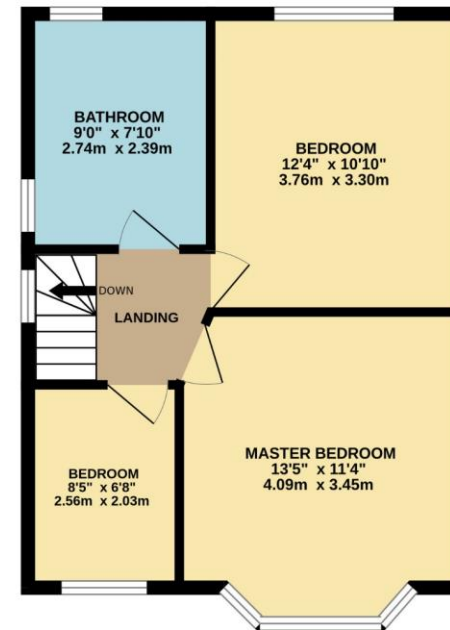




GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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.
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