



106 Hopefold Drive, Worsley

Miller Metcalfe
Every step of the way

106 Hopefold Drive

Worsley, Manchester

* No Chain Involved - Early Viewing Strongly Advised *

Splendid Modern Detached Family Home, Superb Plot with Private Gardens to Three Sides, Quiet Cul-de-Sac Setting with Tranquil Views Over Water to the Rear, Excellent Potential for Further Extension, No Chain Involved, Internal Viewing a Must.

The accommodation comprises an inviting entrance hall, splendid lounge with French doors offering access to the gardens, conservatory, a modern fitted kitchen with integrated appliances, a rear hall and a cloakroom/wc to the ground floor. On the first floor, a landing, four good sized bedrooms plus a four piece bathroom/wc completes the internal living space.

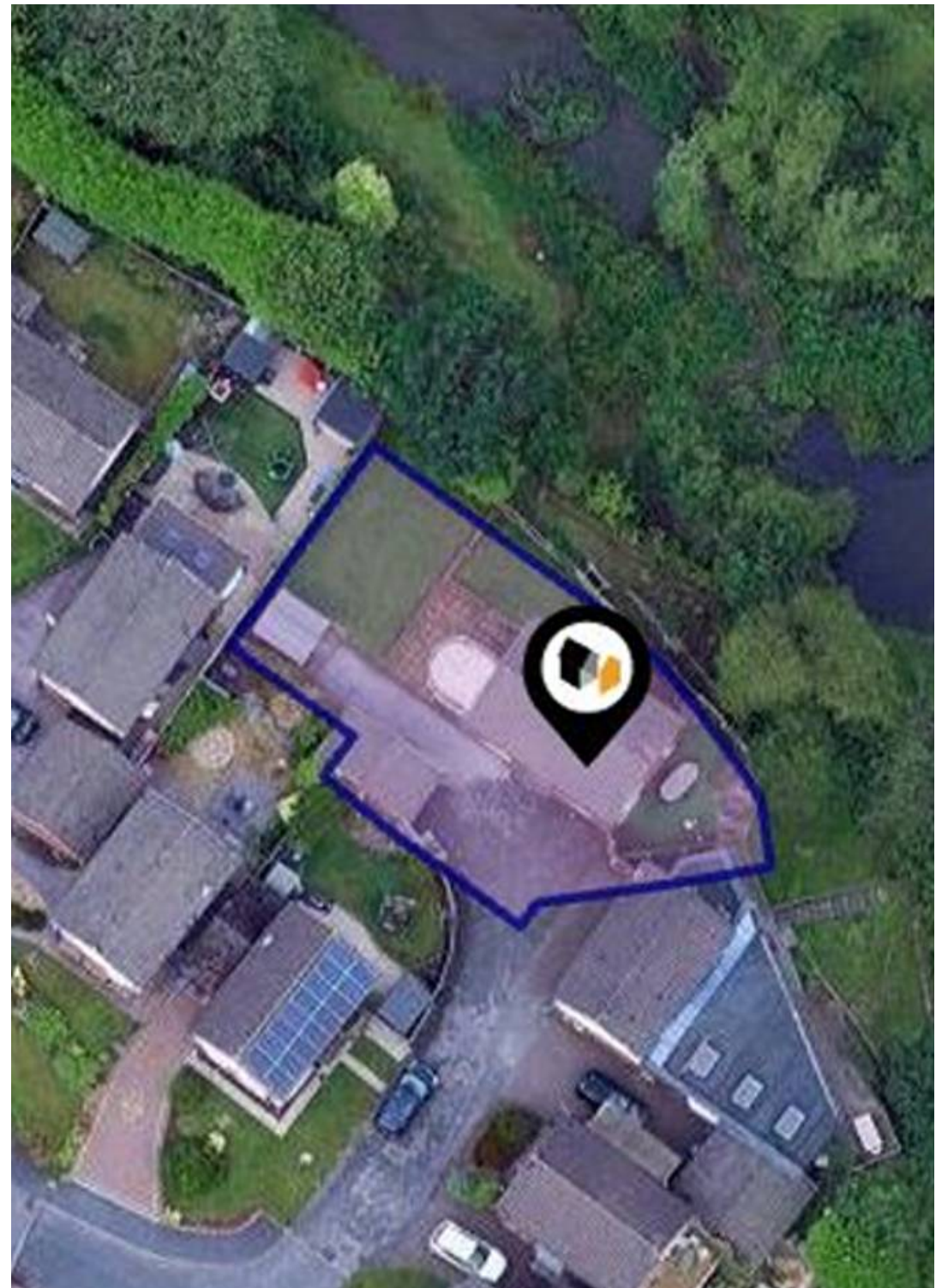
Outside a driveway provides ample off road parking whilst a converted detached garage currently is used storage however could easily be converted back to offer yet more secure parking if required. There are generous gardens the three sides offering wonderful space for relaxing, children's play and al-fresco entertaining. Due to the size of the plot there is excellent potential for further extension if required (subject to relevant planning/building consent).

The location, although appreciating a feeling of rural seclusion is actually situated within a splendid suburban setting which is within easy access to a host of local amenities including well renowned public and private schooling and is also well placed for a variety of shops, restaurants and eateries whilst benefiting from wonderful transport links such as Walkden and Moorside Railway stations, the M61, M60 and A580 that offer easy access into Manchester City Centre, Salford Quays and across the North West.

Only by internal inspection will buyers fully appreciate the size, setting and potential of this fabulous home and an early viewing is strongly advised to avoid disappointment.

Council Tax band: D

Tenure: Freehold

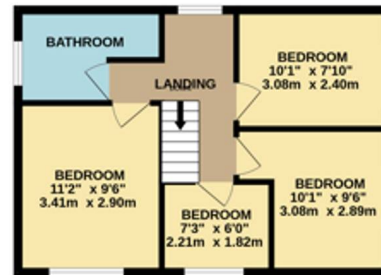








106 - FIRST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



106 - GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



GARAGE/STORE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR

Whilst every attempt has been made of doors, windows, rooms and any omission or mis-statement. This plan is for prospective purchaser. The services,



Miller Metcalfe Worsley

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