



Windale
Worsley

Miller Metcalfe
Every step of the way

Windale

Worsley

Detached



3



1

EPC Rating - To be confirmed

An exceptional opportunity to purchase a beautifully presented and substantially extended detached home, perfectly positioned in a quiet and sought-after cul-de-sac.

This stylish residence offers modern, elegant décor and a flowing layout that instantly feels like home. With generously proportioned rooms and an abundance of living space, it's an ideal choice for a growing family looking to take their next step up the property ladder.

The ground floor boasts a bright and spacious lounge, a separate dining room, and a large, well-equipped kitchen — perfect for modern family living and entertaining. Upstairs, you'll find three generous bedrooms and a contemporary family bathroom suite. Offering space, comfort, and practicality, this home is ready to enjoy from the very first day.

Windale is a peaceful and well-regarded cul-de-sac within walking distance of Walkden town centre, where you'll find a fantastic selection of shops, restaurants, and bars. Families will appreciate the excellent choice of nearby primary and secondary schools, while commuters

benefit from easy access to Manchester via both road links and the local train station, just a short walk away.

Accommodation in brief:

The entrance hallway leads to a bright, spacious lounge filled with natural light, flowing seamlessly into a separate dining room. Adjacent is a well-appointed family kitchen with a range of base and eye-level units, which could be opened up into the dining area (subject to regulations) to create an impressive open-plan space.

Upstairs, there are two generous double bedrooms, a comfortable single bedroom, and a modern family bathroom. Externally, the property features a neat front garden with a lawned area and driveway leading to a convenient carport. The rear garden is low-maintenance, block-paved, and enjoys plenty of sunshine — the perfect spot to relax and unwind during the warmer months.

TENURE
Leasehold
999 years from 24/06/1971

LOCAL AUTHORITY
Salford Council
Band D
Annual Price: £2452

MOBILE COVERAGE
EE
Vodafone
Three
O2

BROADBAND
Basic 13 Mbps
Superfast 45 Mbps
Ultrafast 1800 Mbps

SATELLITE / FIBRE TV AVAILABILITY
BT
Sky
Virgin







Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.