



Laburnum Road

Worsley

Miller Metcalfe
Every step of the way

Laburnum Road

Worsley

Detached

3

2

EPC Rating - B

*** Internal Viewing A Must - Stunning Modern Detached Family Home With Well Proportioned Living Space, Generous Private Landscaped Gardens, Garage and Ample Driveway Parking, Situated within a Much Sought After and Highly Convenient Location, Early Viewing Strongly Advised ***

Situated upon a fabulous modern development of similar homes and within a popular and highly convenient setting, this fabulous home offers well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, cloakroom/wc, wonderful lounge, and a superb open plan fitted living kitchen offering more than enough room for cooking, relaxing and dining to the ground floor. On the first floor a landing, three bedrooms (master bedroom with its own three-piece shower room/wc) plus a three-piece principal bathroom/wc which completes the internal living space. Outside the property is garden fronted whilst to the side a further private garden is a joy to behold, being landscaped with low maintenance in mind, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley, Walkden 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 city centre, Salford Quays and across the Northwest.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

- **TENURE**
Leasehold
155 Year Lease - 145 Years Remaining
Start Date - 30.03.2017 - End Date - 01.04.2171

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

- **GROUND RENT/SERVICE CHARGE**
£250.00 Per Year

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

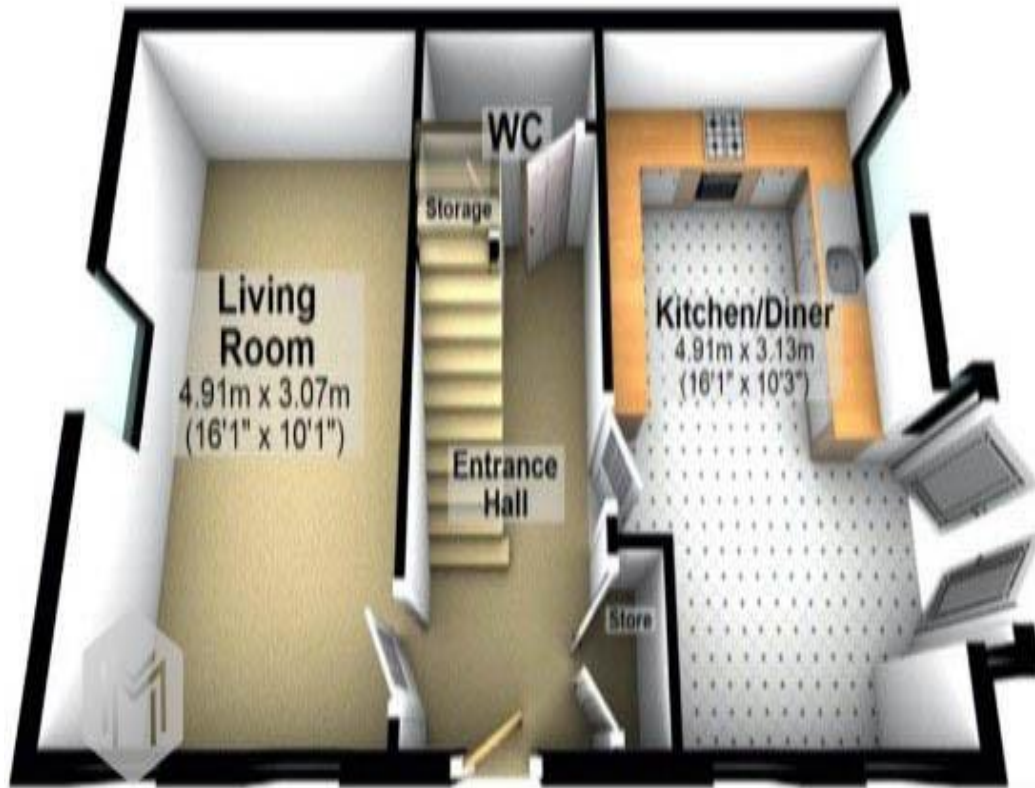
- **FLOOD RISK**
Very Low

- **BROADBAND**
Basic - 17 Mbps
Superfast - 66 Mbps
Ultrafast - 1,800 Mbps





Ground Floor



First Floor



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.