



Hindburn Drive

Worsley

Miller Metcalfe
Every step of the way

Hindburn Drive

Worsley

Detached



4



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EPC Rating - C

*** Fabulous Over Average Sized Modern Detached Family Home Sitting Within a Much Sought After Cul-de-Sac Setting with exceptionally Well Proportioned and Versatile Living Space, Generous Private Landscaped Gardens, Extensive Driveway Parking, Excellent Potential for Further Extension/Development if Required, Early Viewing Strongly Advised ***

Situated upon a superb development of similar homes and within the popular and highly convenient setting of Worsley, this wonderful modern detached home boasts exceptionally well-proportioned and highly versatile living space that is ideally suited to modern lifestyles, that must be seen in person to be fully appreciated.

Having been extensively re-modelled and upgraded by the current owner, the sizable accommodation comprises an inviting entrance porch, hallway, cloakroom/wc, splendid principle lounge, separate sitting room/fifth bedroom, fabulous open plan fitted dining kitchen with integrated appliances and a useful conservatory to the ground floor. On the first floor a landing, four good sized bedrooms (master with its own three-piece en-suite shower room and extensive fitted wardrobes) plus a modern three-piece principal bathroom/wc can be found and completes the internal living space.

Outside the property is garden fronted with a block paved horseshoe driveway offering ample off road parking. The rear garden is a joy to behold, being generous in size, private, not overlooked and enclosed, offering excellent space for children's play, relaxing and al-fresco entertaining. There is ample space to the side of the property to allow further extension/development if required (subject to relevant planning consent).

The location is within easy access to the many shops and amenities Worsley 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 and easy access to Worsley loop lines, making it ideal for those looking to commute into Manchester and across the Northwest.

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

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band E - £2,997.00 Per Year

• FLOOD RISK
Very Low

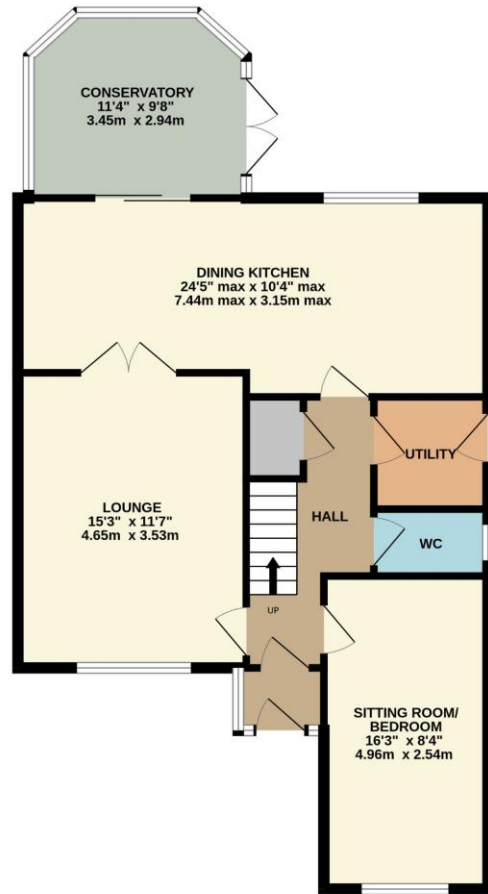
• BROADBAND
Basic - 6 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

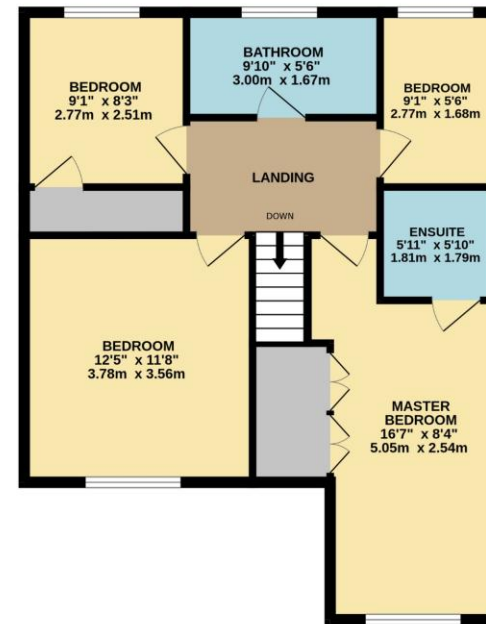




GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 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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