



Collyhurst Avenue
Worsley

Miller Metcalfe
Every step of the way

Collyhurst Avenue

Worsley

Semi Detached

3

1

EPC Rating - To be confirmed

*** Internal Viewing A Must - Fabulous Period Semi-Detached Home, Beautifully Presented Throughout with Three Good Sized Bedrooms, Attractive Lounge and a Modern Fitted Dining Kitchen with Integrated Appliances, Three Piece Family Bathroom and Private Low Maintenance Landscaped Gardens to both the Front and Rear, Situated within a Popular and Convenient Residential Cul-de-Sac Location - Early Viewing Strongly Advised ***

Situated within the popular and highly convenient setting of Worsley, this wonderful home offers generous, versatile accommodation and splendid outside space that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, wonderful lounge and a modern fitted dining kitchen with integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three piece family bathroom completes the internal living space. A loft can be found which is boarded and accessed via a wooden fold down ladder providing ample storage.

Outside the property is garden fronted whilst to the rear a further splendid private garden can be appreciated that has been tastefully 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, Swinton and the surrounding areas has to offer and is well placed for renowned schooling. The property is also within easy access to Manchester city centre alongside further major transport links including Walkden railway station which is within easy walking distance, making it ideal for those looking to commute across the North West.

Rarely do homes of this size and stature remain on the market for long especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.





- TENURE
Leasehold

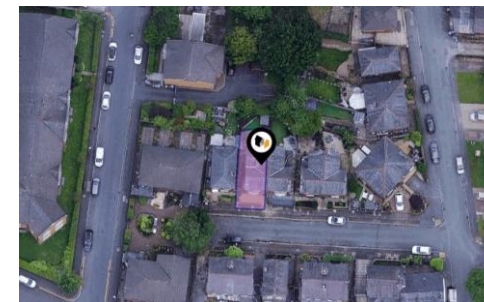
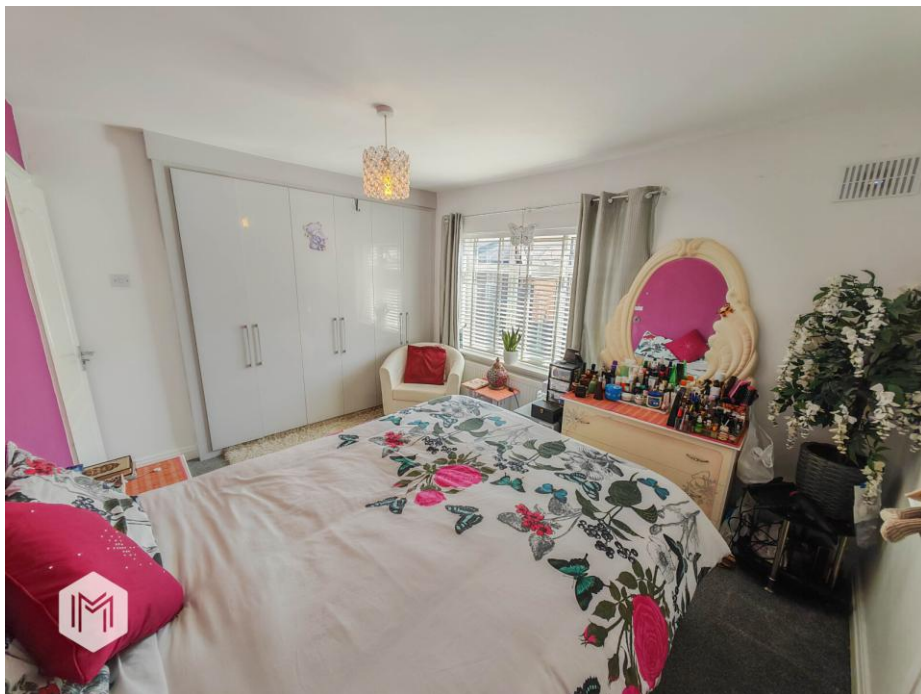
- GROUND RENT
To Be Confirmed

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band B - £1,729.63 Per Year

- FLOOD RISK
Very Low

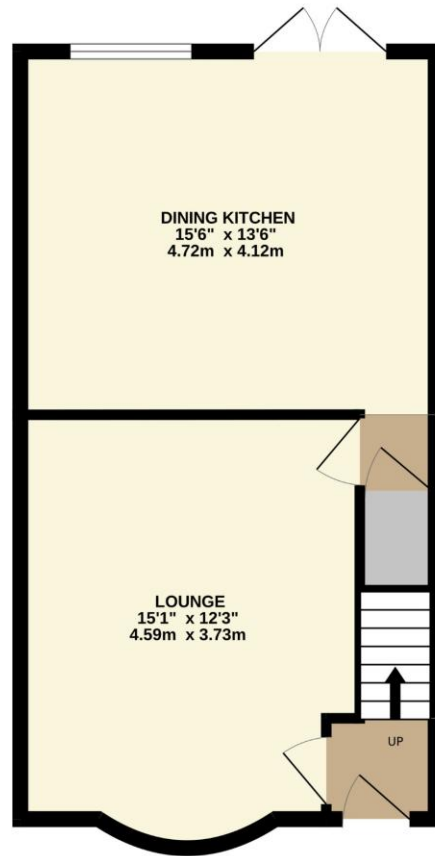
- BROADBAND
Basic - 16 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

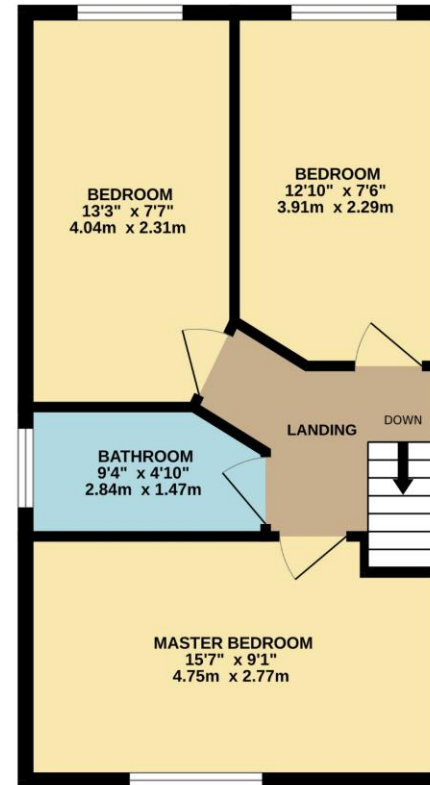




GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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