



Myrtle Villa, Hazelhurst Road
Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within its own private and established gated plot at the heart of Worsley, Myrtle Villa is a magnificent extended prestige home that perfectly blends beautiful original character features along with cutting edge contemporary styling and simply must be viewed in person to be fully appreciated.

Having been extended and lovingly upgraded by the current owners over time, this breath-taking period residence boasts spectacular accommodation of over 2640 square feet in total over three floors, showcasing versatile living spaces, perfect for modern lifestyles, whilst retaining a wealth of beautiful period features. This spectacular home is ideal for the growing family, with multiple reception areas, a breath-taking open plan living kitchen, up to five good sized double bedrooms, a luxury wet room and further bathroom, all finished to the highest of standards throughout.

Accessed via electric gates the private plot features an extensive driveway and an over average sized integral garage to provide ample secure parking alongside impeccably landscaped urban gardens that offering a tranquil retreat to relax and unwind.

Nestled in the ever-popular suburb of Worsley, the area offers the perfect blend of peace and convenience, with the idyllic and historic village, Bridgewater canal, loop line, Worsley woods and RHS Bridgewater close to hand. In contrast to this, residents can enjoy excellent and wide variety of amenities including an array of restaurants, bars, shops and renowned public and private schooling and with excellent transport links, there is easy access into Manchester city Centre and Salford Quays which is only a short distance away, making it ideal for those looking to commute. Whether strolling through the picturesque surroundings or exploring the bustling city life, this property truly offers the best of both worlds.

Homes such as these rarely become available to buy and never tend to be on the market for very long. With this in mind, don't miss the opportunity to experience the size, elegance and finer features of this beautiful property. Contact us today to arrange a viewing of this remarkable home.



Reception Rooms

The property is accessed via an inviting entrance hallway with stairs that rise to the first-floor accommodation. The large yet comfortable private lounge features a splendid bay window to the front aspect that floods the room with a wealth of natural light. Adjacent to here a separate sitting/dining room, has dual aspect windows and provides versatile living space and a comfortable alternative area for entertaining. Both of these spectacular rooms are further enhanced by attractive feature fireplaces and extensive storage areas. On the first floor lies additional and highly versatile area which provides further reception space, ideal for a variety of purposes such as a study/office

Breakfast Kitchen and Utility Area

The property benefits from a breakfast room which is open plan to the fitted kitchen. Combined, this generous area is blessed with a wealth of natural light, having windows and doors offering an outlook and access to the wonderful gardens. The kitchen area is fitted with a range of cupboards, drawers and base units alongside contrasting worksurfaces, as a selection of integrated appliances, making this area a perfect base for cooking and informal dining. Adjacent to here a useful utility area has plumbing/space for washing machine and tumble drier, providing additional useful storage space.

Bedrooms

In total, there are five good sized double bedrooms which each have their own individual style and character. One of the bedrooms is located within its own space on the ground floor which could be utilised as a further reception room if required. There are three further bedrooms on the first floor whilst the guest bedroom is located upon the second floor which has its own en-suite facilities.

Wet Room and Principal Bathroom

Located on the ground floor off the utility area, a luxury wet room has been created that comprises a large walk in wet area, vanity wash basin and wc, complemented by designer tiled wall and floor coverings. On the first floor the principal bathroom can be found which features a three-piece suite comprising a bath, wash basin and wc, again with attractive tiled elevations.







Parking And Gardens

The property is situated within a generous and private plot . A large driveway that is accessed via electric gates for privacy, provides ample off-road parking for numerous vehicles, also offering access to the sizable integral garage with electric shutter door and mains power and water connected which provides yet more secure parking and extensive exterior storage. The property is garden fronted with steps and a pathway to the front door alongside a variety of mature shrub and floral displays. To the side a superb private garden features well established shrub and floral displays alongside large block paved patio areas which provides the perfect space for al-fresco entertaining.

- *Tenure*

Freehold

- *Local Authority And Council Tax*

Salford - Band D - £2,594 Per Year

- *Flood Risk*

Very Low

- *Broadband*

Basic - 11 Mbps

Superfast - 20 Mbps

Ultrafast - 2,000 Mbps

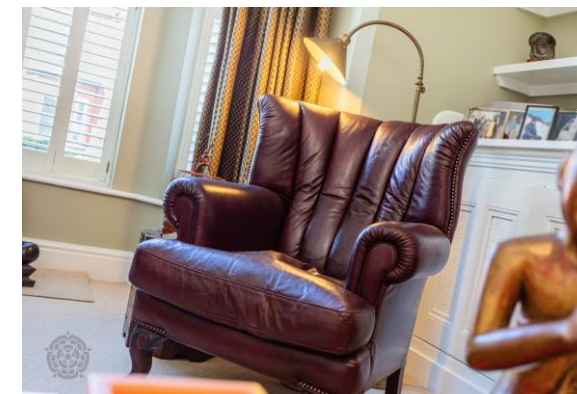
- *Satellite/Fibre TV Availability*

BT - Yes

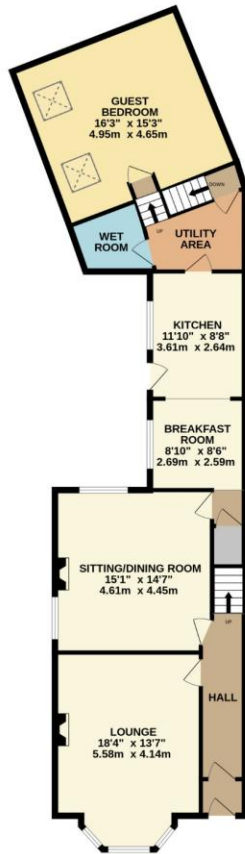
Sky - Yes

Virgin - Yes

EPC Rating - To be confirmed



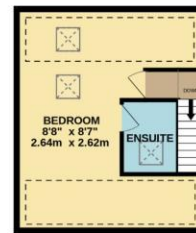
GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



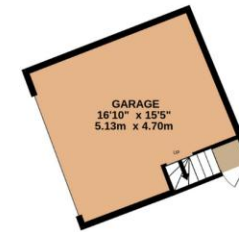
1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



GARAGE
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 2464 sq.ft. (228.9 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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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.