



Delview, Woolden Road

Guide Price £725,000

Miller Metcalfe
Every step of the way

Delview

Woolden Road, Manchester

Occupying an impressive plot of around three quarters of an acre, Delview, Woolden Road M44 5JX is a substantial and historic residence offering exceptional space, versatility, and character in a highly desirable semi-rural setting. Enjoying uninterrupted open views to the front, this distinguished home presents a rare opportunity to acquire a property of such scale and stature, making early viewing essential to fully appreciate everything it has to offer.

Currently configured with a separate fully self contained annex, the property offers outstanding flexibility for multi generational living, dual occupancy, or those seeking to create one magnificent family home. With the dividing wall already in place, the accommodation can be easily adapted to suit a variety of lifestyle requirements.

The generously proportioned accommodation briefly comprises a welcoming entrance hallway, two spacious sitting rooms, two kitchens, a formal dining room, a conservatory overlooking the gardens, a utility room, and a convenient ground floor WC.

There are five well proportioned bedrooms, including two in the thoughtfully converted loft, a master bedroom with an ensuite and a large double with its own WC, downstairs there are a further two large double rooms served by a family bathroom. The annex has its own double room, bathroom, and a loft studio.

Externally, Delview continues to impress. The expansive rear garden offers a wonderful outdoor space for families and entertaining, while also incorporating a detached garage and carport, providing excellent storage and secure parking. The extensive grounds offer enormous potential for further landscaping or future enhancement, subject to the necessary permissions.

Properties of this calibre, occupying such a generous plot in this sought-after location, rarely become available. Combining period charm, exceptional living space, and remarkable versatility, Delview represents a truly unique opportunity to acquire a landmark family home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

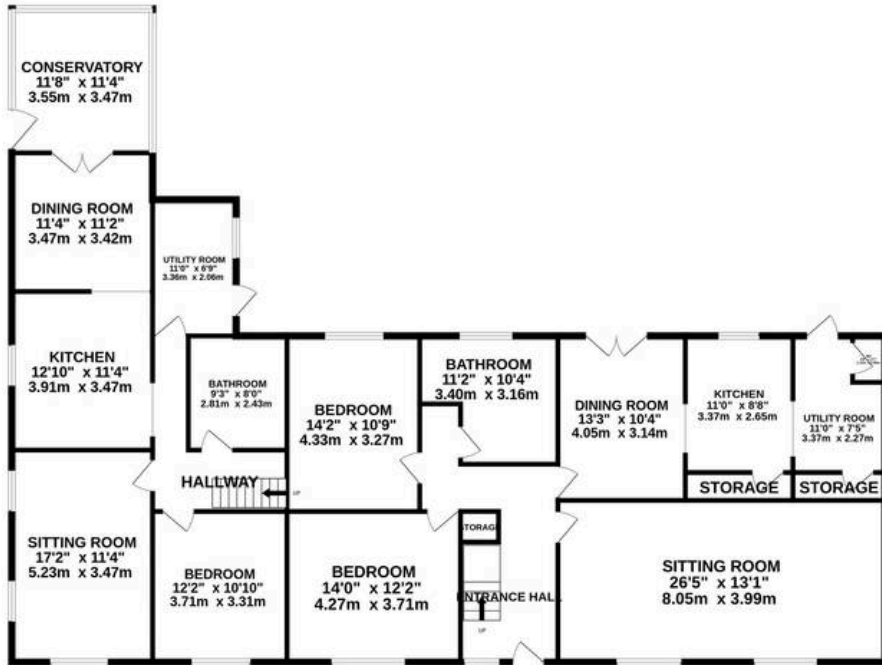




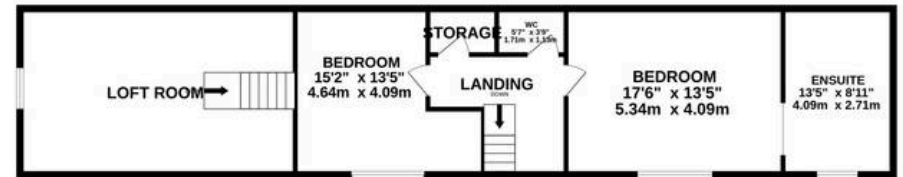




GROUND FLOOR
2235 sq.ft. (207.6 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 3182 sq.ft. (295.6 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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