



Brookmill Close

Worsley

Miller Metcalfe
Every step of the way

Brookmill Close

Worsley

Detached

3

2

EPC Rating - B

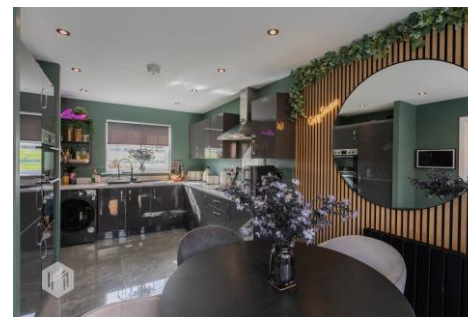
*** Stunning Modern Detached Family Home Sat Upon a Wonderful Corner Plot with Well Proportioned Living Space, Subject to Many Recent Renovations by the Current Owners, Superb Landscaped Gardens with a Fantastic Substantial Detached Cabin, Ample Driveway Parking, Situated within a Much Sought After Residential Cul-de-Sac Location, Early Viewing Strongly Advised ***

Situated upon a superb modern development of similar homes and within a popular and highly convenient setting, this wonderful detached home offers well-proportioned living space that is ideally suited to modern lifestyles, and has been significantly upgraded by the current owners to a high specification. This stunning property simply must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, cloakroom/wc, splendid lounge with a contemporary media wall and integrated fireplace, a stunning open plan fitted dining kitchen with integrated appliances, utility area and storage to the ground floor. On the first floor a landing, three good sized bedrooms (master with its own three piece en-suite shower room) plus a further three piece principal bathroom/wc can be found and completes the internal living space. Outside the property is garden fronted, with the main garden to the rear being tastefully landscaped, offering excellent space for children's play, relaxing and al-fresco entertaining, also featuring a large wooden cabin that is connected for power and light, offering potential for a multitude of uses. A double driveway offers ample parking arrangements.

The location is within easy access to the many shops and amenities Worsley, Boothstown, Tyldesley and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also perfect for access to major transport links with the guided bus service into Manchester only a short walk away, making it ideal for those looking to commute into Manchester and across the North West.

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.





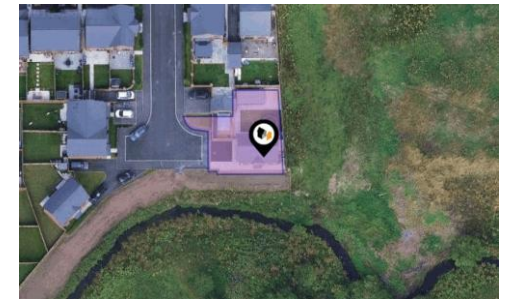
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Wigan - Band D - £2,031 Per Year

• FLOOD RISK
High

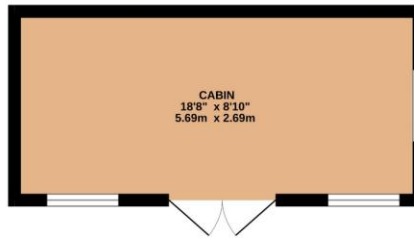
• BROADBAND
Basic - 4 Mbps
Superfast - 80- Mbps
Ultrafast – 2,000 Mbps

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

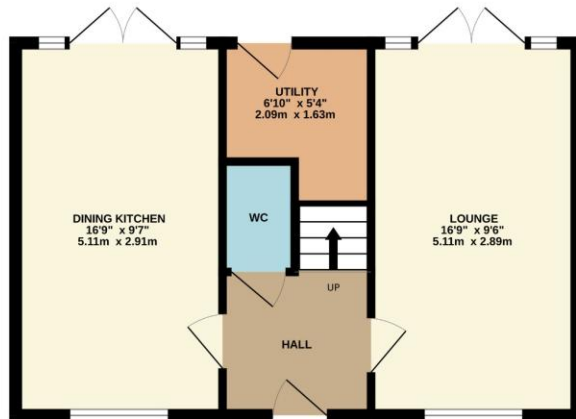




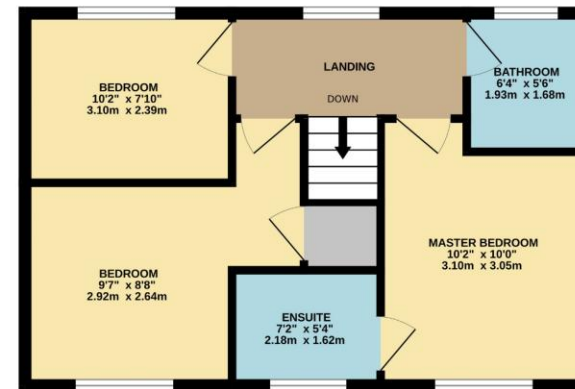
CABIN
163 sq.ft. (15.1 sq.m.) approx.



GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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.

Made with Metropix ©2026

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.