



Weylands Grove
Salford

Miller Metcalfe
Every step of the way

Weylands Grove

Salford

Detached



4



2

EPC Rating - C

*** No Chain Involved - Internal Viewing A Must - Splendid Four Bedroom Detached Family Home, Exceptionally Well Proportioned and Versatile Living Space, Corner Plot with Fabulous Private Landscaped Gardens, Garage and Ample Driveway Parking, Excellent Potential for Further Extension, Situated within a Popular Cul-de-Sac Setting in a Much Sought After Residential Location, Early Inspection Strongly Advised ***

Situated within a popular and highly convenient setting, this wonderful, substantial detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

Situated within a quiet cul-de-sac in the highly favoured area of Salford, the property is well presented throughout with accommodation comprising an inviting entrance hall, cloakroom/wc, superb lounge with feature fireplace, separate dining room and a splendid fitted breakfast kitchen with integrated appliances to the ground floor. On the first floor a landing, four good sized bedrooms (master with a three piece en-suite shower room/wc) plus a three piece family bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted with a generous drive and garage offering ample parking. The mature side and rear gardens are a joy to behold, being spacious in size, appreciating a sunny aspect, private and offering excellent space for relaxing, children's play and al-fresco entertaining.

Although being substantial in size already, the property offers excellent potential for further extension/development (subject to relevant planning permission) if required.

The location is within easy access to the many shops and amenities Salford and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links, 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 especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.





- TENURE
Freehold

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band E - £3,171 Per Year

- FLOOD RISK
Very Low

- BROADBAND
Basic - 7 Mbps
Superfast - 76 Mbps
Ultrafast – 2,000 Mbps

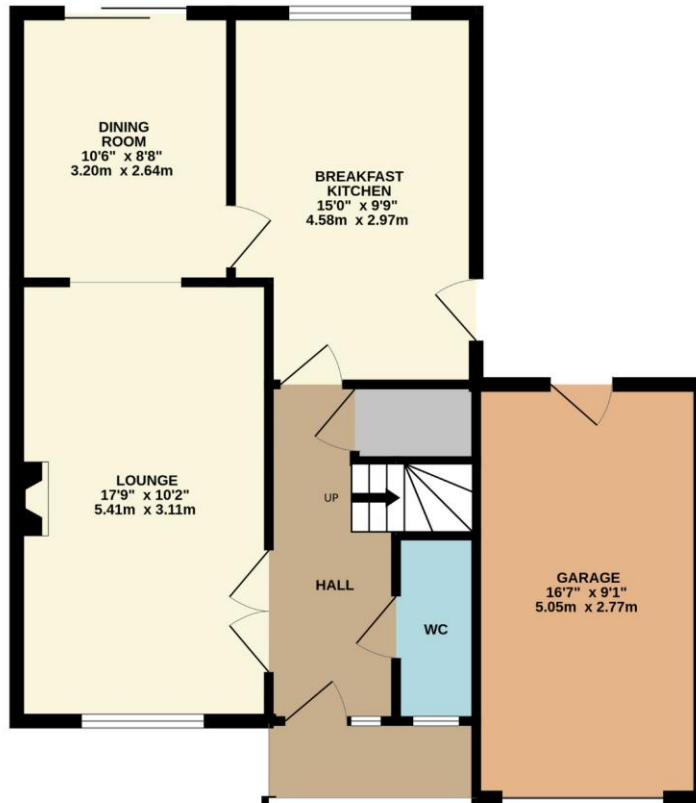
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes



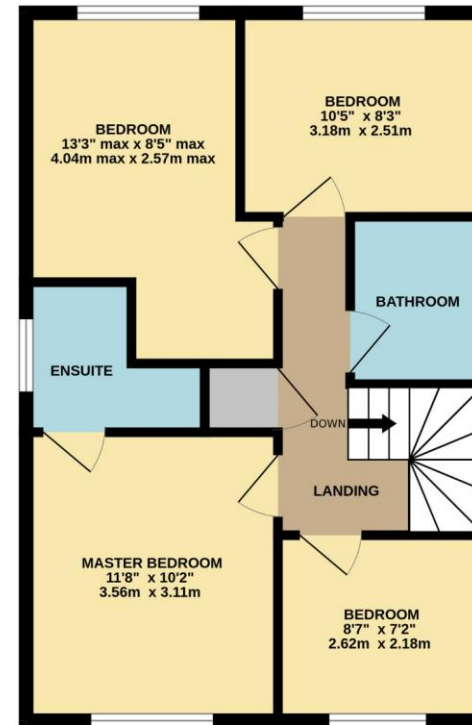
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GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.1 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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