



31 Firfield Grove, Worsley

Miller Metcalfe
Every step of the way

31 Firfield Grove

Worsley, Manchester

* Internal Viewing A Must - Fabulous Extended Semi-Detached Family Home, Four Bedrooms (Master with En-Suite), Three Versatile Reception Areas, Modern Fitted Kitchen With Appliances, Utility Room, Cloakroom/WC Plus a Three Piece Family Bathroom, Ample Driveway Parking and Superb Landscaped Rear Garden, Popular Cul-de-Sac Location With Easy Access to Amenities, Early Viewing Strongly Advised to Avoid Disappointment *

This stunning modern semi-detached house has been significantly extended by the current owners and simply must be viewed internally to be fully appreciated. Boasting an inviting entrance porch, wonderful lounge, separate dining room, substantial conservatory, modern fitted kitchen with integrated appliances, utility room and a cloakroom/wc to the ground floor. On the first floor, a landing, four bedrooms (three with fitted wardrobes and master with its own en-suite shower room) plus a splendid three piece family bathroom completes the internal accommodation.

Outside a large driveway provides ample parking whilst tastefully presented landscaped low maintenance garden to the rear is private and not overlooked, offering excellent space for relaxing, children's play and alfresco entertaining. Situated in a quiet cul-de-sac, the property offers ultimate privacy and seclusion. Recent improvements by the current owners have enhanced the already impeccable condition of this remarkable home.

Located in a much sought after area with easy access to a host of local shops, restaurants and well-regarded schooling, this residence is perfectly positioned for those seeking convenient lifestyle. Additionally, its prime location offers quick and easy access into the bustling city centre of Manchester via major transport links including Walkden railway station which is only a short walk away from the property.

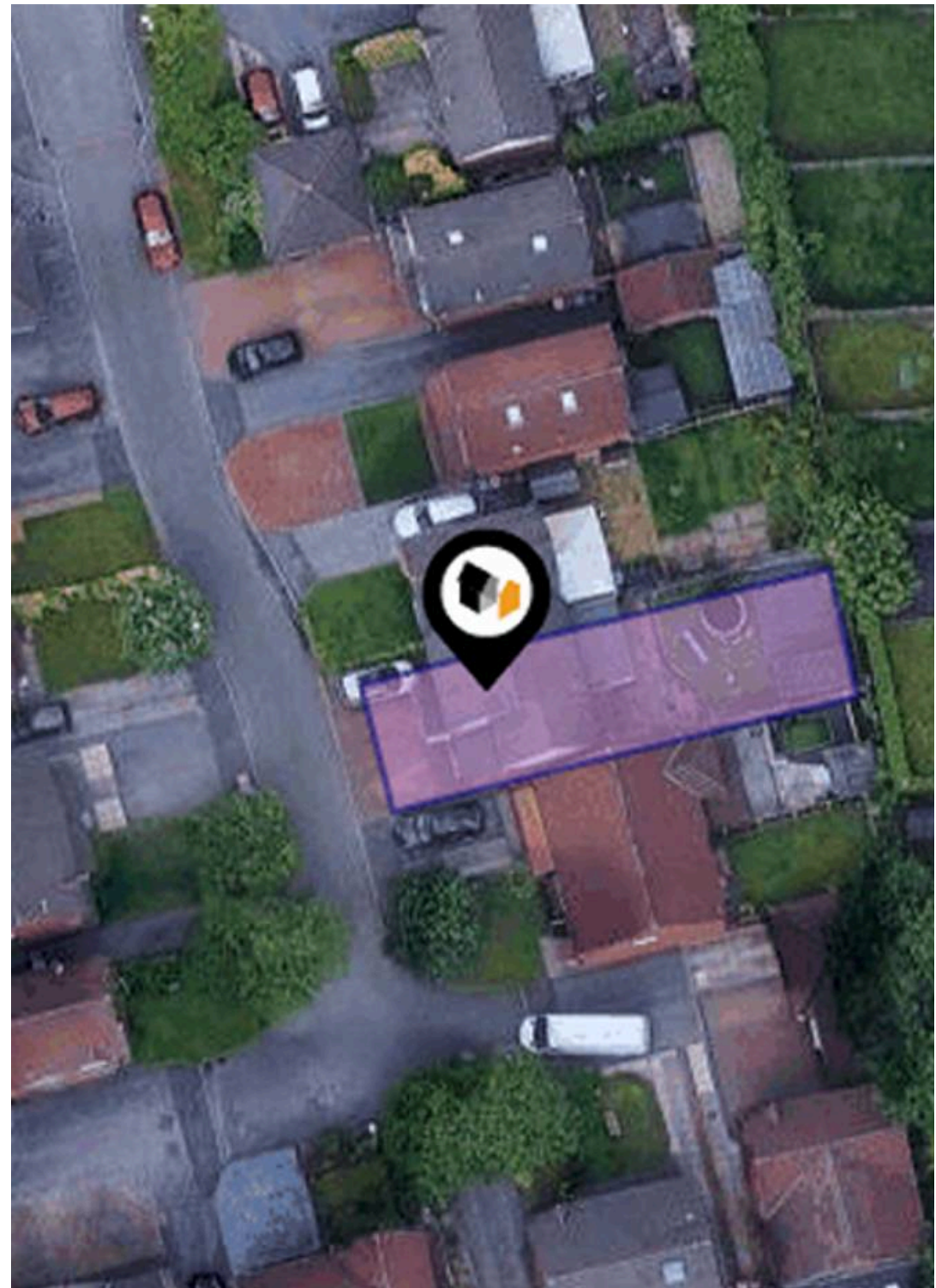
Rarely do homes of this type remain on the market for very long and as such, an early viewing is strongly advised. Do not miss the opportunity to experience the luxury and beauty of this excellent property.

Council Tax band: B

Tenure: Freehold

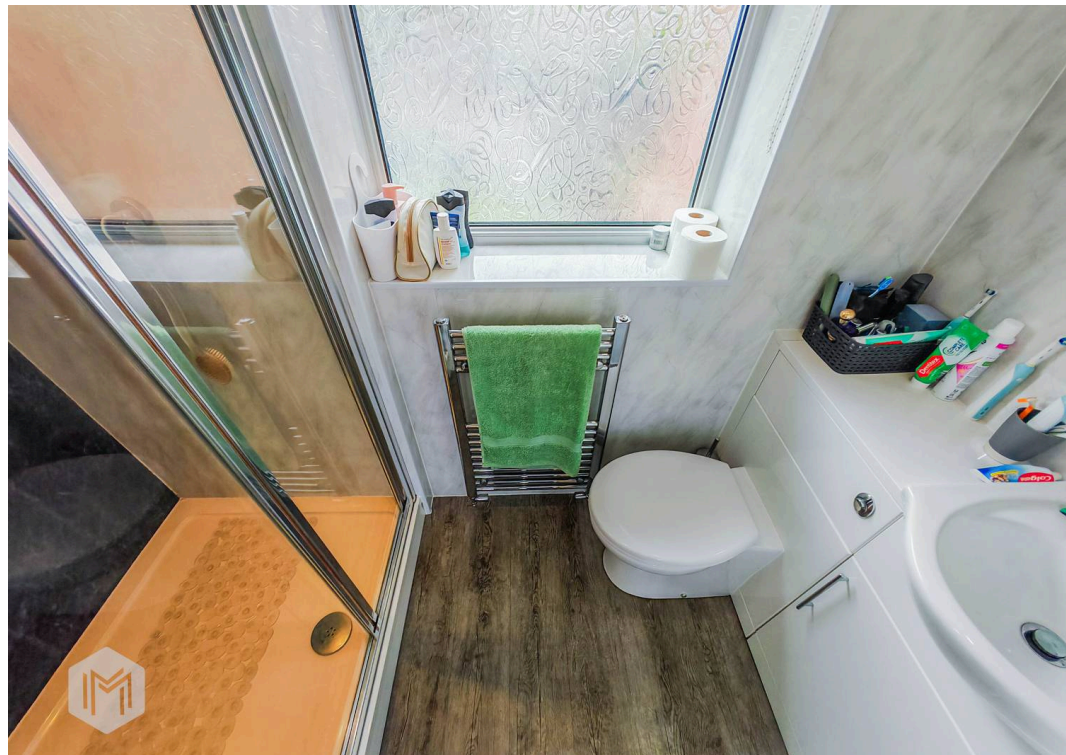
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



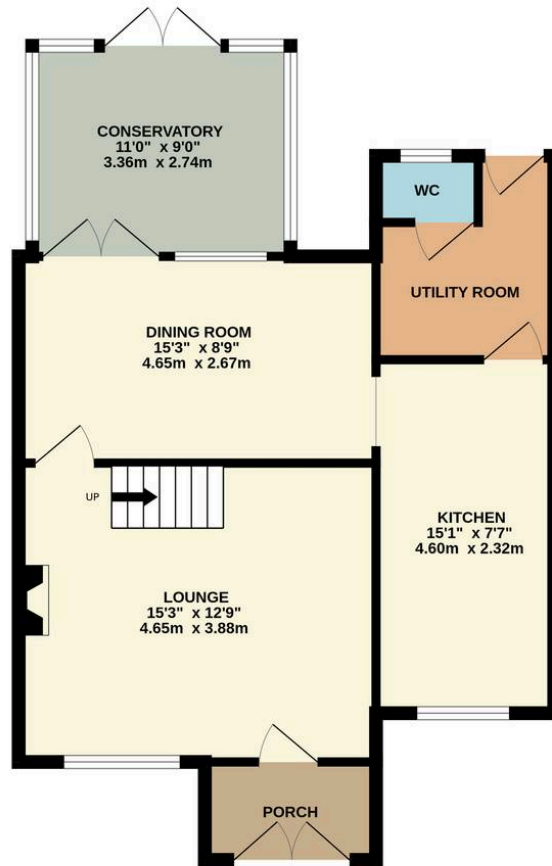




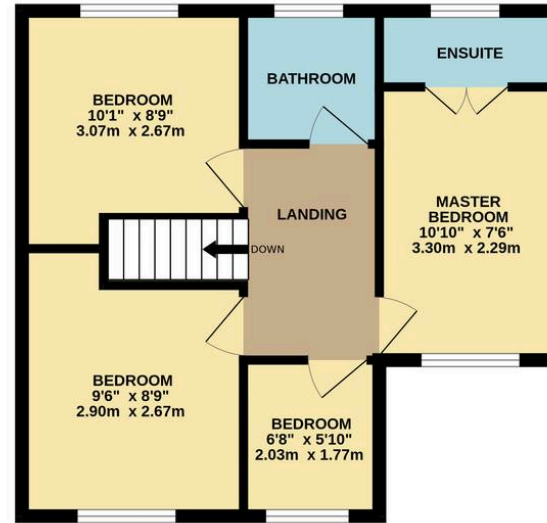




GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1078 sq.ft. (100.1 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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