



West Avenue
Worsley

Miller Metcalfe
Every step of the way

West Avenue

Worsley

Semi Detached



EPC Rating - To be confirmed

*** No Chain Involved - Wonderful Extended Bay Fronted Traditional Semi-Detached Home With Well Proportioned and Highly Versatile Accommodation, Substantial Corner Plot with Generous Private Mature Gardens, Extensive Driveway Parking and Over Average Sized Garage, Excellent Potential for Further Improvement/Extension, Situated within a Much Sought After and Highly Convenient Location, Early Viewing Strongly Advised ***

Situated within the much sought after area of Worsley, this wonderful period semi-detached home has been significantly extended to the ground floor, offering well-proportioned and versatile living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb bay fronted lounge with feature fireplace, separate sitting room, additional dining room, modern fitted kitchen with integrated appliances to the ground floor. On the first floor a landing, three bedrooms plus a three piece shower room/wc can be found which completes the internal living space.

The property is situated upon a generous corner plot, being garden fronted with a driveway and over average sized garage offering ample parking. The mature rear garden is generous in size, being private, not overlooked and offering excellent space for relaxing, children's play and al-fresco entertaining.

There is excellent potential with this property for additional improvement and further extension/development if required (subject to relevant planning consent).

The location is within easy access to the many shops and amenities Worsley 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 city centre, Salford Quays and across the North West.

Rarely do homes of this type and size 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**
Leasehold
800 Year Lease - 710 Years Remaining
Start Date - 14.11.1935 - End Date - 15.11.2735

- **GROUND RENT/SERVICE CHARGE**
To Be Confirmed

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band C - £2,180 Per Year

- **FLOOD RISK**
Very Low

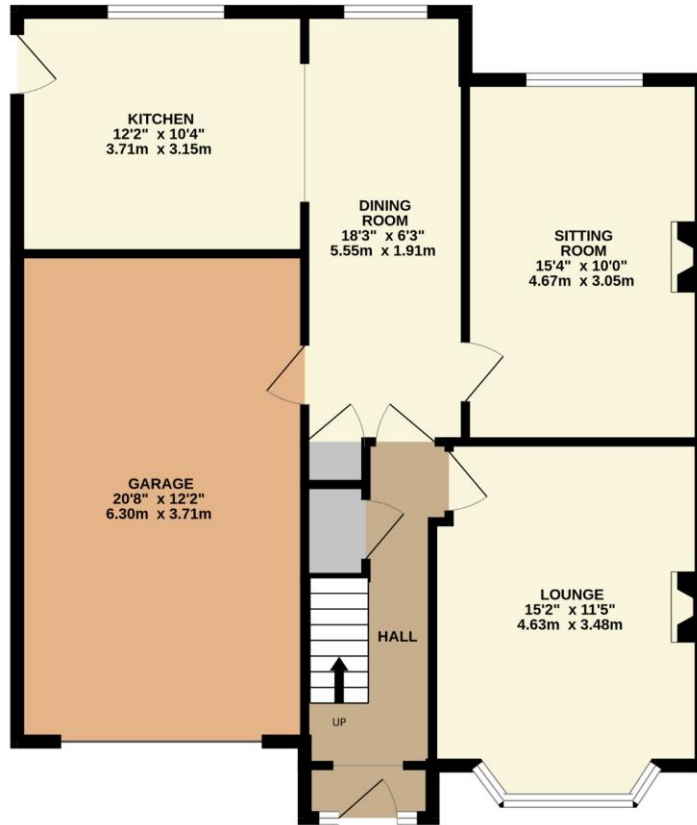
- **BROADBAND**
Basic - 16 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

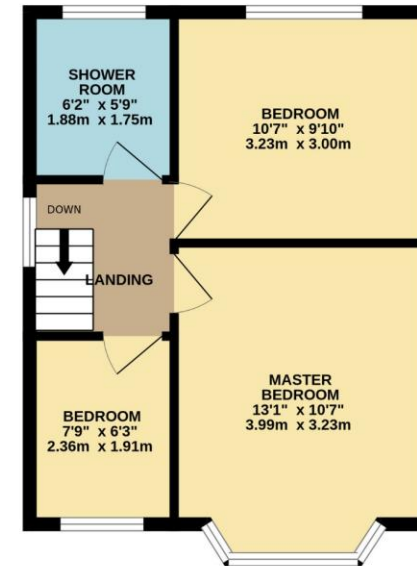




GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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