



*Marple Gardens*  
Worsley

**Miller Metcalfe**  
*Every step of the way*

# Marple Gardens

Worsley

Detached



4



3

EPC Rating - B

\*\*\* Simply Must Be Viewed - Early Inspection Strongly Advised - Stunning Modern Detached Family Home, Breath-Taking Cul-de-Sac Setting, Well Proportioned and Versatile Living Space Over Three Floors, Attractive Private Landscaped Gardens, Garage and Ample Driveway Parking And Situated within a Much Sought After Residential Worsley Location \*\*\*

Situated upon a superb modern development of similar homes and within a popular and highly convenient setting in the much sought after area of Worsley, this wonderful, detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles, that must be seen in person to be fully appreciated.

The accommodation is set over three levels and comprises an inviting entrance hallway, splendid bay fronted lounge, a stunning open plan fitted living kitchen with integrated appliances, utility room and a cloakroom/wc to the ground floor. On the first floor a landing, three good sized bedrooms (guest bedroom with its own en-suite) plus a four-piece principal bathroom/wc can be found. The entire first floor encompasses the breath-taking master suite which comprises a wonderful double bedroom with extensive fitted wardrobes plus a wonderful three-piece en-suite shower room which completes the internal living space. Outside the property is garden fronted, with the rear garden being landscaped with low maintenance in mind, offering excellent space for children's play, relaxing and al-fresco entertaining. A garage and a driveway offer ample parking arrangements.

The location is within easy access to the many shops and amenities Worsley, and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links and easy access to the Worsley loop line, making it ideal for those looking to commute into Manchester city centre and across the Northwest.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE  
Leasehold  
999 Year Lease - 987 Years Remaining  
Start Date - 21.02.2019 - End Date - 01.01.3013

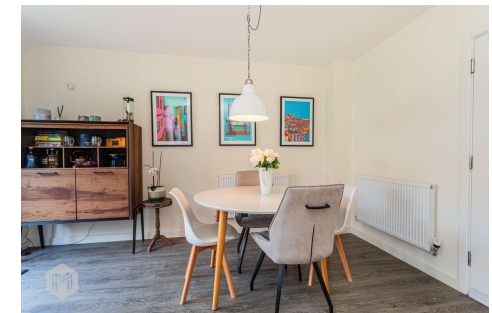
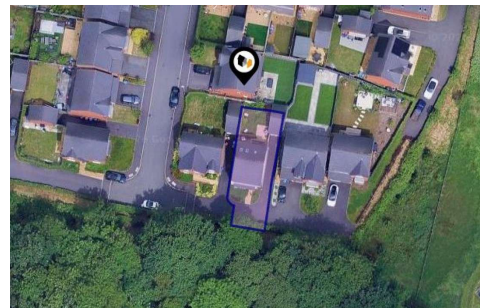
- SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes  
Sky - Yes  
Virgin - Yes

- GROUND RENT/SERVICE CHARGE  
£200.00 Per Year

- LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band E - £2,997 Per Year

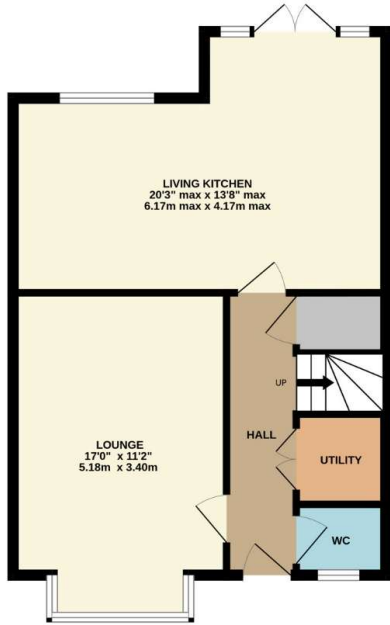
- FLOOD RISK  
Very Low

- BROADBAND  
Basic - 15 Mbps  
Superfast - 64 Mbps  
Ultrafast - 1,800 Mbps

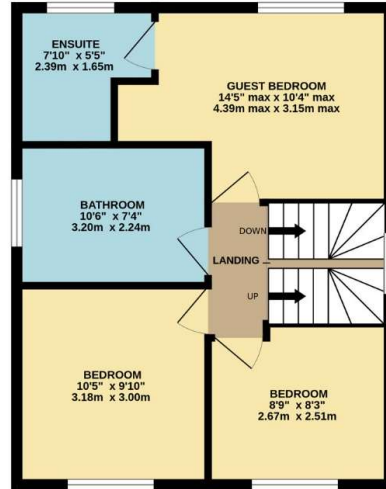




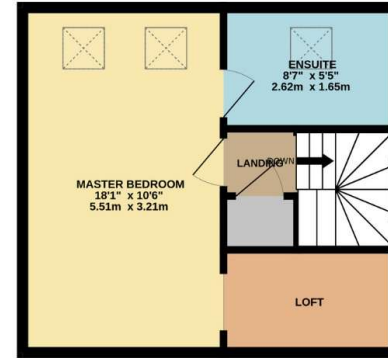
GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



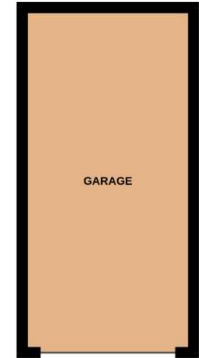
1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



2ND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



GARAGE  
162 sq.ft. (15.1 sq.m.) approx.



TOTAL FLOOR AREA : 1537 sq.ft. (142.8 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.

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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.