



117 Chatsworth Road, Worsley

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

# 117 Chatsworth Road

Worsley, Manchester

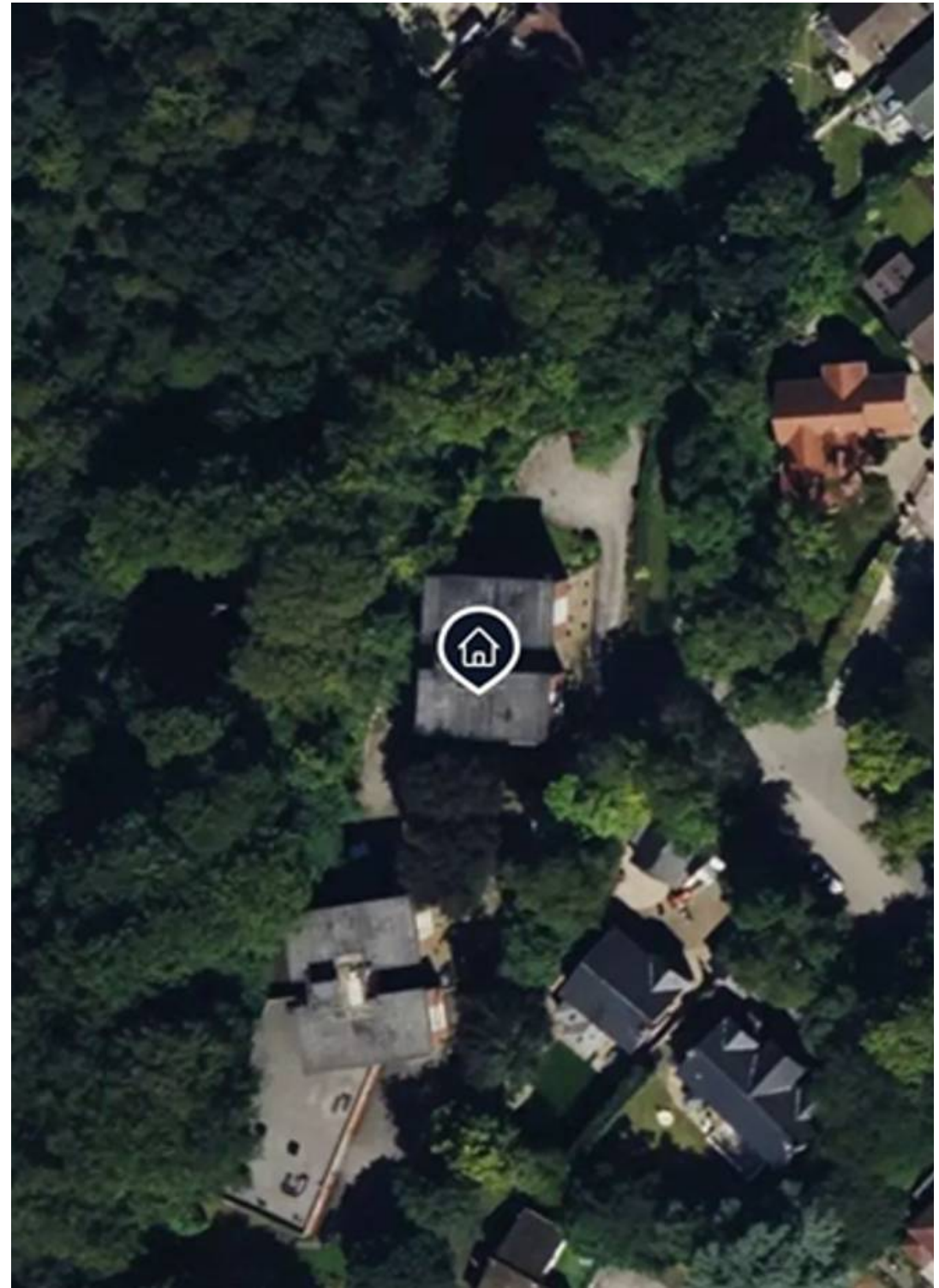
\* Early Internal Viewing Strongly Advised \*

This exceptional luxury ground floor apartment is situated upon a select development of similar homes at the heart of the beautiful Worsley village. Situated upon one of the areas most prestigious roads, this wonderful home has been significantly improved by the current owners to the highest of specifications and simply must be viewed internally to be fully appreciated.

This wonderful property offers exceptionally well-proportioned and versatile living space all on one ground floor level and is presented the highest quality throughout. Accessed via a telephone intercom system, the accommodation comprises a communal entrance with lift to all floors, an inviting entrance hall, generous light and airy dual aspect living room with its own superb balcony, which is open plan to a stunning, modern fitted kitchen with integrated appliances, three good sized double bedrooms, a modern three piece shower room/wc plus a further separate cloakroom/wc which completes the internal living space. Outside there are well tended mature communal garden areas alongside allocated residents parking. There is also a large communal garage, again with a an allocated space providing yet more secure parking. Within the garage complex a communal utility room and tool store can be found.

The sought after development is situated within easy access to the local shops, popular pubs and eateries Worsley and the surrounding area has to offer whilst also being within easy access to host of further amenities and a wealth of superb outdoor adventures including the renowned RHS Gardens, the Worsley Loop line and Bridgewater Canal that offers easy walking into Monton. It is also well-placed for major transport links, to include the M6, M60, M61, M62 motorway networks, making it ideal for those looking to commute into Manchester and across the North West of England.

Rarely do homes of this size and calibre come to the market and never tend to be available to buy for long. As such, an early internal inspection is strongly advised to avoid disappointment.



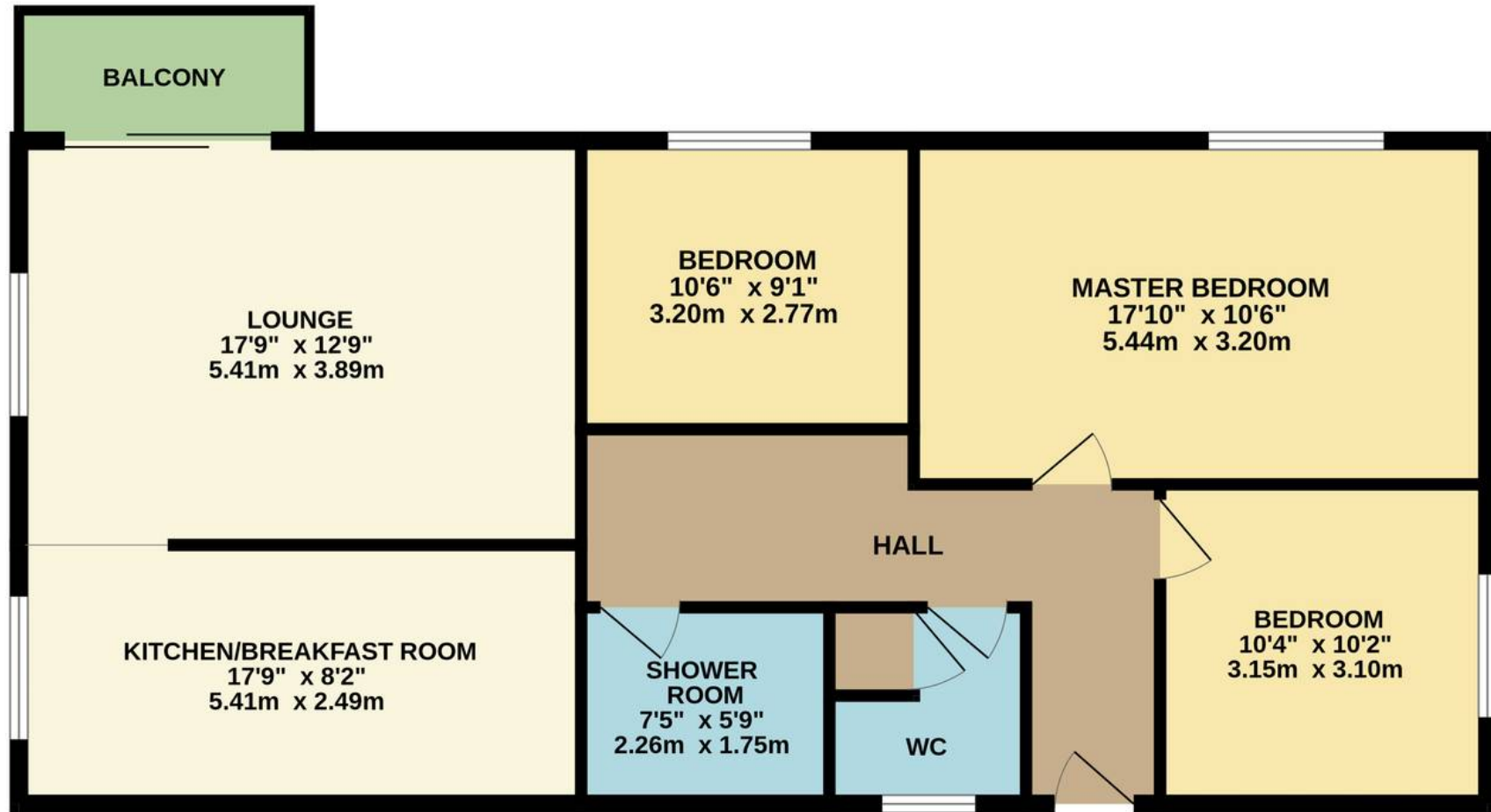








GROUND FLOOR  
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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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## Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • [worsley@millermetcalfe.co.uk](mailto:worsley@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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