



Calder Drive

Worsley

Miller Metcalfe
Every step of the way

Calder Drive

Worsley

Semi Detached



3



1

EPC Rating - To be confirmed

*** Stunning Extended Semi-Detached Family Home Presented in Pristine Condition Throughout With Well Proportioned and Highly Versatile Living Space, Driveway Parking and Garage, Beautiful Private Landscaped Gardens, Simply Must Be Viewed ***

This impeccably presented property has been refurbished and modernised both inside and out by the current owners and offers splendid living space that is ideally suited to modern lifestyles and simply must be viewed internally to be fully appreciated.

The accommodation comprises of an inviting entrance hall, cloakroom/wc, generous light and airy lounge, separate dining area, superb orangery, a modern kitchen with a high specification double range oven, utility room and a versatile study/fourth bedroom to the ground floor. On the first floor a landing, three good sized double bedrooms plus a modern three-piece bathroom completes the internal living space. In addition to this there is also a large loft space with a skylight and ladder access, creating an extensive storage area.

The property is garden fronted with a long double driveway and garage offering ample off-road parking. Step outside to the sizable established rear garden which features large patio areas is also laid to lawn featuring shrub and floral displays. The garden is South facing and offers sun throughout the year. It is also extremely private, being not overlooked to the rear. Also featuring a wonderful garden room/home office with a fitted hot tub area making it ideal for relaxing, children's play and al-fresco entertaining.

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 Worsley loop lines, making it ideal for those looking to commute into Manchester and across the Northwest.

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

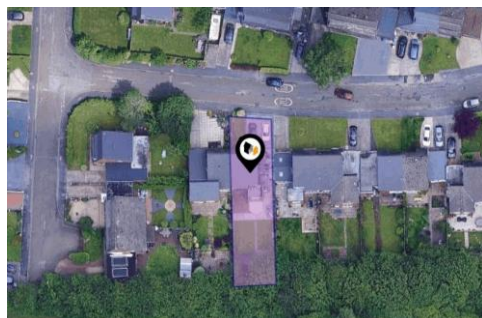
- TENURE
Leasehold
999 Year Lease - 942 Years Remaining
Start Date - 20.01.1969 - End Date - 21.01.2968

- GROUND RENT
£15.00 Per Year

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

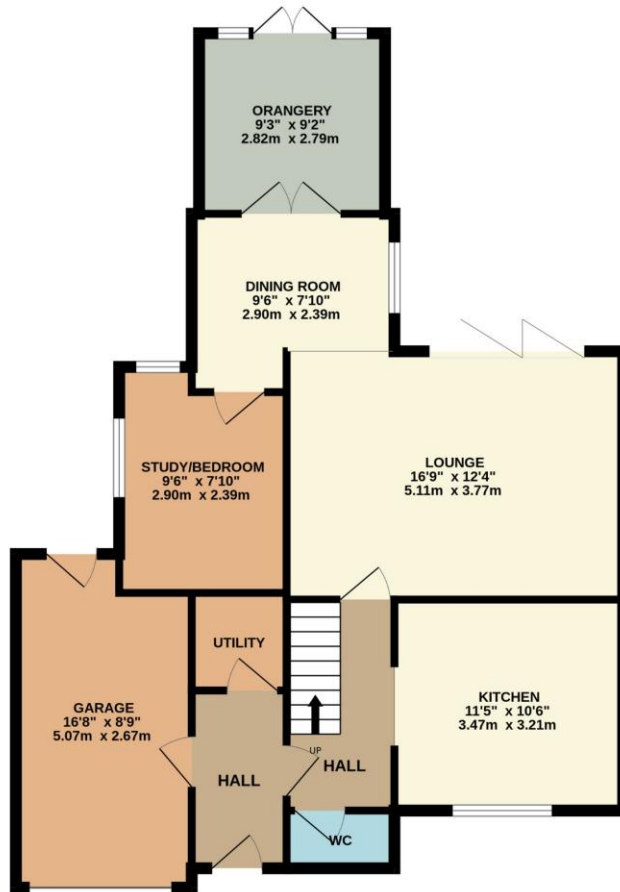
- BROADBAND
Basic - 15 Mbps
Superfast - 50 Mbps
Ultrafast - 1,800 Mb

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





GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 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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