



Whitewood Road

Worsley

Miller Metcalfe
Every step of the way

Whitewood Road

Worsley

Terraced



EPC Rating - B

*** Simply Must Be Viewed - Superb Modern Family Home with Well Proportioned Living Space Over Three Floors, Exceptionally Well Presented Throughout, Private Landscaped Gardens and Ample allocated Parking, Situated within a Much Sought After Location ***

Situated upon a fabulous modern development of similar homes and within a popular and highly convenient setting, this wonderful home offers well-proportioned living space over three floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hall, cloakroom/wc, further storage, superb open plan fitted living kitchen offering more than enough room for cooking, relaxing and dining, being fitted with a host of integrated appliances, and a versatile bedroom/study to the ground floor. On the first floor a landing, spacious lounge room and a generous master suite (with a splendid master bedroom and a three-piece shower room/wc) can be found. On the second floor there are two further good sized double bedrooms plus a three-piece principal bathroom/wc completes the internal living space. Outside the property is garden fronted whilst the rear landscaped garden is a joy to behold, being landscaped with low maintenance in mind, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley, Walkden 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 making it ideal for those looking to commute into Manchester city centre, Salford Quays 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 - 155 Year Lease
145 Years Remaining
Start Date - 12.11.2017 - End Date - -01.04.2171

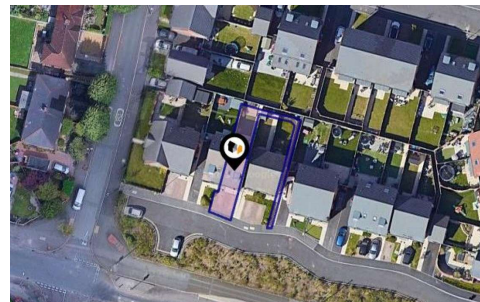
- **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - Yes

- **GROUND RENT/SERVICE CHARGE**
Ground Rent- £250.00 Per Year
Service Charge - £127.49 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band D - £2,594 Per Year

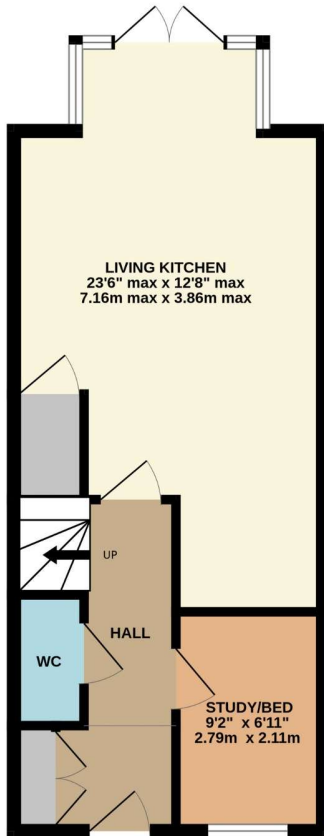
- **FLOOD RISK**
Very Low

- **BROADBAND**
Basic - 18 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

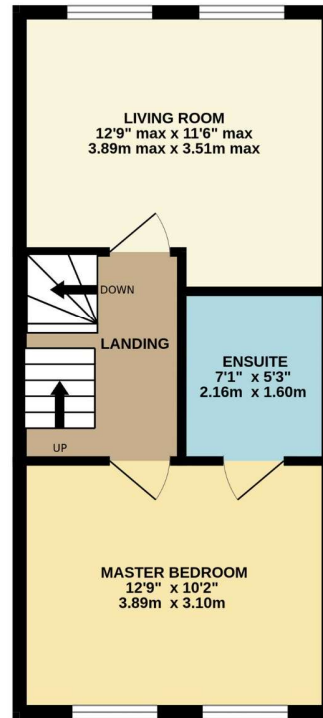




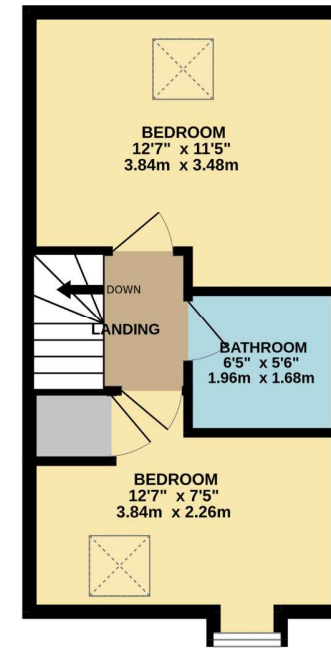
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 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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