



37 Wilbraham Road, Worsley

Miller Metcalfe
Every step of the way

37 Wilbraham Road

Worsley, Manchester

* Calling All First Time Buyers and To Let Investors No Chain Involved *

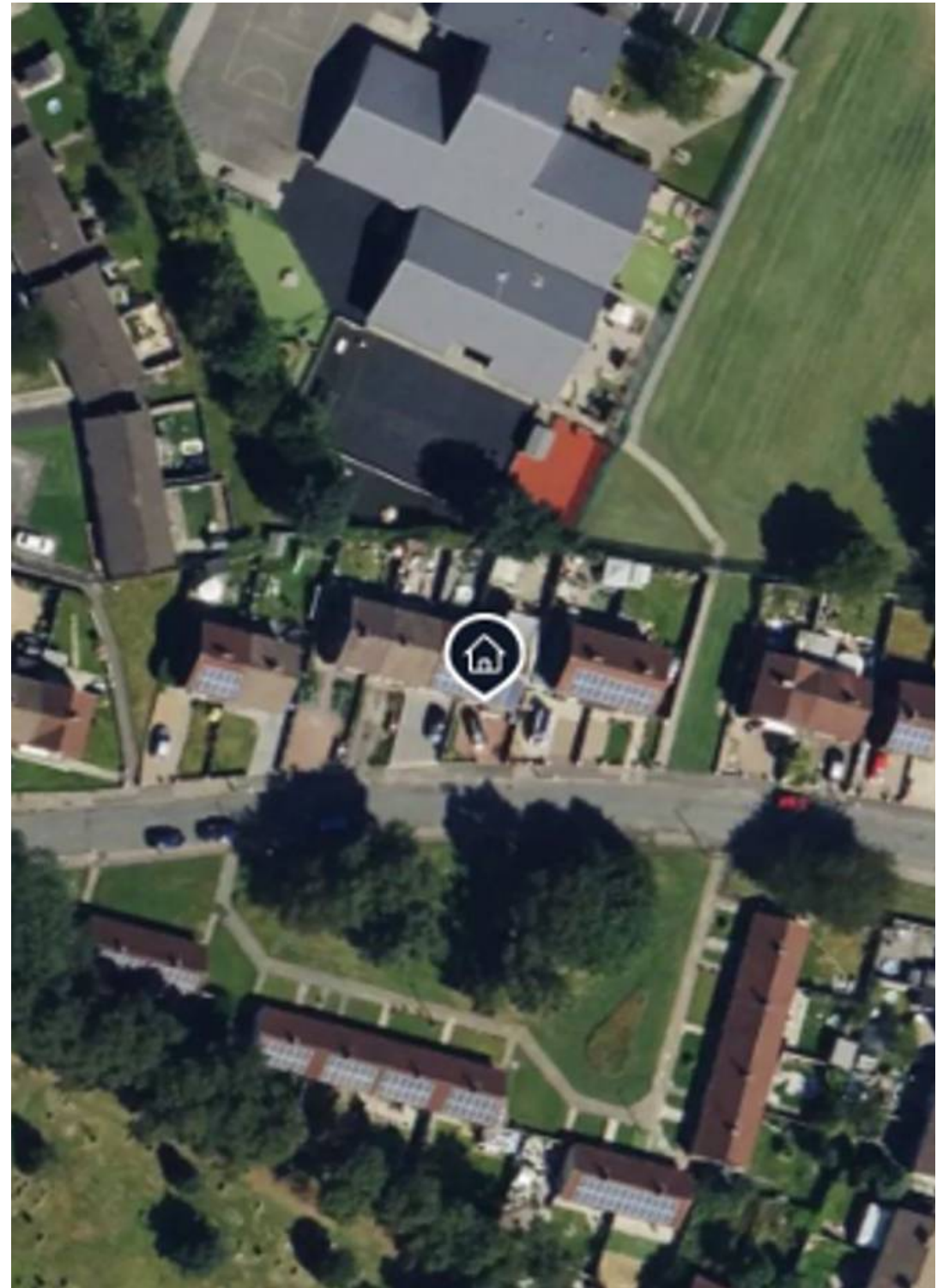
Fabulous Extended End Town House with Superb Versatile Living Space, Gated Driveway Parking and Low Maintenance Rear Garden, Situated within a Popular and Highly Convenient Residential Location, Internal Viewing A Must to Fully Appreciate.

Situated within a popular residential location of similar homes in the much sought area of Worsley, this wonderful home offers well-proportioned, versatile living space that is ideally suited to modern family living and must be seen in person to be fully appreciated. The accommodation comprises an entrance porch, superb lounge, separate sitting/dining room, a wonderful modern fitted kitchen with integrated appliances and a three piece shower room/wc to the ground floor. On the first floor a landing, three bedrooms, a modern four piece bathroom/wc plus an additional separate wc can be found. There is also a substantial loft room that provides excellent storage and which completes the internal living space. Outside the property is garden fronted with a generous gated driveway offering ample off road parking. To the side of the property an enclosed lean to structure provides storage and potential for further extension if required (subject to relevant planning consent). The rear low maintenance landscaped garden offers excellent space for children's play, relaxing and al-fresco entertaining, featuring a large garden store.

The area of Worsley is highly regarded. Steeped in history, the area offers exclusive surroundings and is well placed for local amenities including well renowned public and private schooling, local boutique shops, restaurants, bars and eateries, as well as a host of beautiful canal side and woodland walks, whilst the RHS Bridgewater and Monton Village are also within close proximity. The location is well place for major transport links making it ideal for access into Manchester City Centre, Media City, the Trafford Centre and across the Northwest.

Rarely do homes such as these remain on the market for long and are always popular with a multitude of buyers. With the added benefit of No Chain involved, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: A



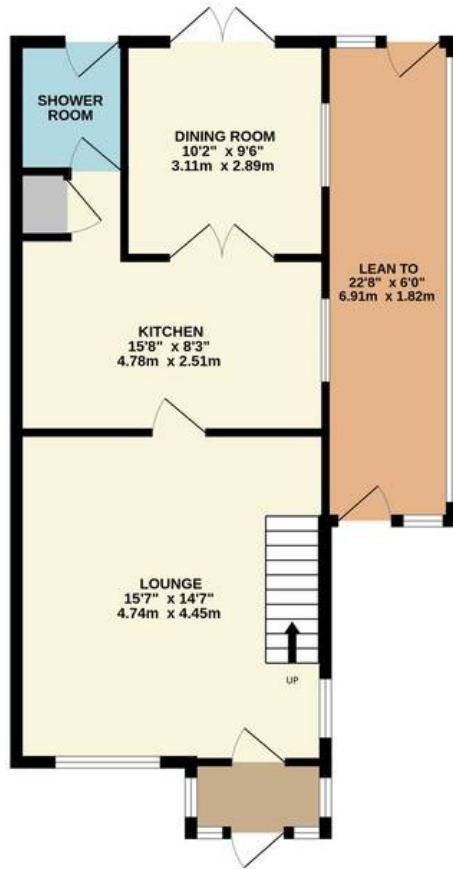








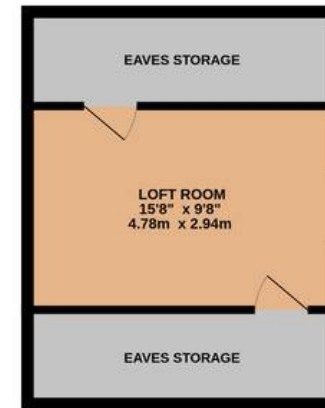
GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



LOFT ROOM
270 sq.ft. (25.1 sq.m.) approx.



GARDEN STORE
139 sq.ft. (12.9 sq.m.) approx.



TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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