



*Dunmail Close*

Worsley

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

# Dunmail Close

Worsley

Semi Detached



3



2

EPC Rating - B

\*\*\* No Chain Involved - Early Viewing Essential - Wonderful Modern Semi-Detached House Situated Upon a Much Sought After Development, Splendid Family Friendly Living Space, Gardens Front and Rear, Ample Driveway Parking and Situated within a Highly Favoured Worsley Location \*\*\*

Situated upon a superb modern development of similar homes and within a popular and highly convenient setting, this wonderful home offers superb living space that is ideally suited to modern lifestyles, and simply must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, splendid lounge, a wonderful open plan fitted dining kitchen with integrated appliances, a useful utility area and a cloakroom/wc to the ground floor. On the first floor a landing, three good sized bedrooms plus a three-piece principal bathroom/wc can be found (master bedroom with its own three-piece en-suite shower room) plus a three-piece principal bathroom which completes the internal living space. Outside the property is garden fronted with a driveway providing ample off-road parking whilst to the rear, a further garden can be found which is laid mostly to lawn, enclosed by fencing and offering excellent space for children's play, relaxing 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 the V1 guided bus route and the Worsley loop line, 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, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

#### • TENURE

Leasehold

999 Year Lease - 988 Years Remaining

Start Date - 21.12.2016 - End Date - 01.01.3013

#### • SATELLITE/FIBRE TV AVAILABILITY

BT - Yes

Sky - Yes

Virgin - No

#### • GROUND RENT

£200 Per Year

#### • LOCAL AUTHORITY AND COUNCIL TAX

Salford - Band C - £2,066 Per Year

#### • FLOOD RISK

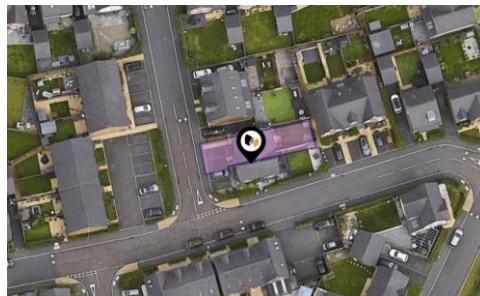
Very Low

#### • BROADBAND

Basic - 15 Mbps

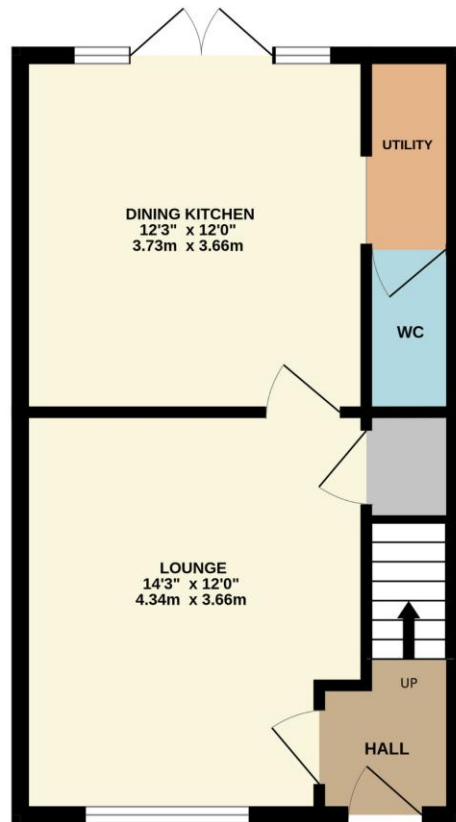
Superfast - 63 Mbps

Ultrafast - 1,000 Mbps

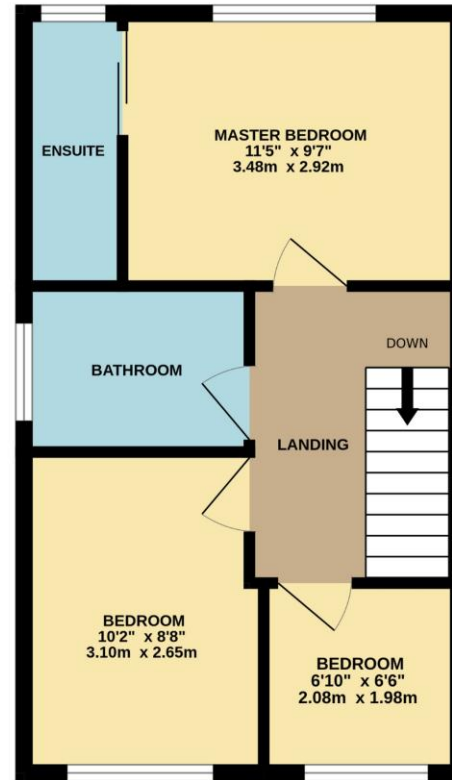




GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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