



*Bridgewater Road*  
Worsley

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

# Bridgewater Road

Worsley

Semi Detached



2



1

EPC Rating - D

\*\*\* No Chain Involved Early Internal Viewing A Must \*\*\*

Fabulous Extended Traditional Bay Fronted Semi-Detached Home, Well Proportioned Living Space, Private Landscaped Gardens, Ample Driveway Parking and Garage, Excellent Potential for Improvement/Extending, Situated within a Much Sought After and Highly Convenient Location \*\*\*

Situated within a popular and highly convenient setting within the much sought after area of Worsley, this fabulous semi-detached home offers well-proportioned living space that must be seen in person to be fully appreciated.

The accommodation comprises an entrance porch, hallway, superb bay fronted lounge, separate sitting/dining room, fitted kitchen, utility room/storage and a cloakroom/wc to the ground floor. On the first floor a landing, two good sized double bedrooms plus a three piece bathroom/wc completes the internal living space. Outside the property is garden fronted with a drive and garage offering ample off road parking. The rear gardens are private, being not directly overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to a wide range of local shops and amenities which are practically on the door step as well as further afield including the Trafford Centre which is only a short drive away. It is well placed for highly renowned schooling and is also ideal for access to major transport links including Walkden railway station making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Although requiring some cosmetic upgrading, this wonderful property has excellent potential for improvement and further extension if required (subject to relevant planning consent).

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 - 908 Years Remaining  
Start Date - 13.10.1935 - End Date - 25.12.2933

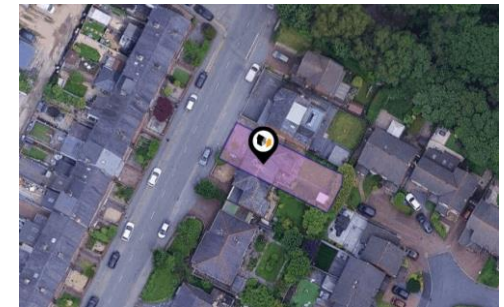
- GROUND RENT  
£3.00 Per Year

- LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band B - £1,907 Per Year

- FLOOD RISK  
Very Low

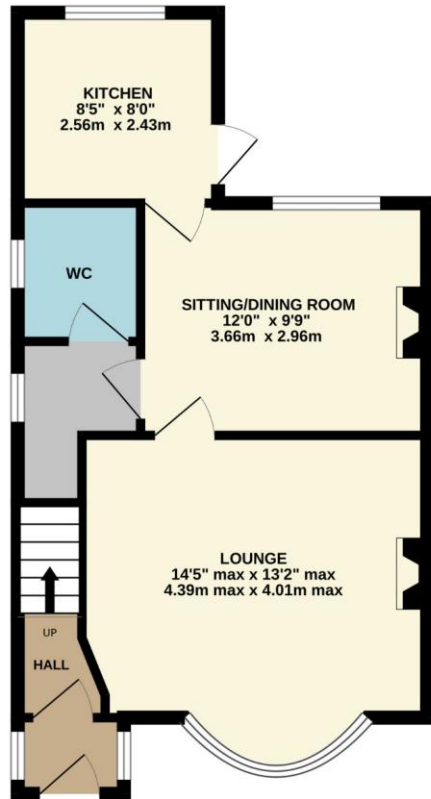
- BROADBAND  
Basic - 18 Mbps  
Superfast - 80 Mbps  
Ultrafast - 1,800 Mbps

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

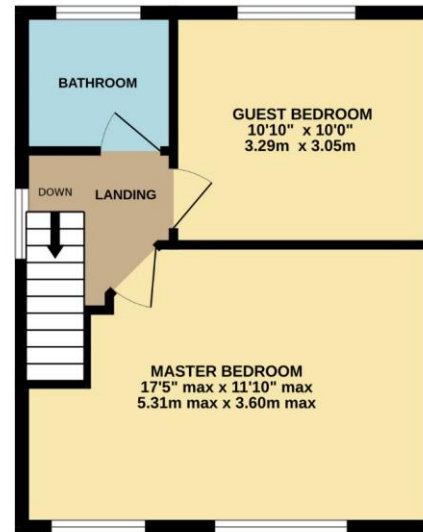




GROUND FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



GARAGE  
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.