



Brougham Street
Worsley

Miller Metcalfe
Every step of the way

Brougham Street

Worsley

Semi Detached



3



2

EPC Rating - D

*** Superb Extended Bay Fronted Traditional Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Family Friendly Living Space, Large Corner Plot with Generous Private Gardens, Extensive Driveway Parking, Situated within a Much Sought After and Highly Convenient Location, Early Viewing Strongly Advised ***

Situated within the popular setting in the sought after area of Worsley, this wonderful period semi-detached home has been significantly extended to the ground floor, offering exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb bay fronted lounge with feature fireplace, separate sitting room, additional dining room, fitted kitchen with integrated appliances, a useful utility room and a three-piece shower room/wc and to the ground floor. On the first floor a landing, three bedrooms plus a three-piece bathroom/wc can be found which completes the internal living space.

The property is situated upon a generous corner plot, being garden fronted with a large block paved driveway offering ample parking. The rear garden is over average in size, being private, 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 and the surrounding areas have 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 and size remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

- TENURE
Leasehold
800 Year Lease - 711 Years Remaining
Start Date - 26.08.1936 - End Date - 27.08.2736

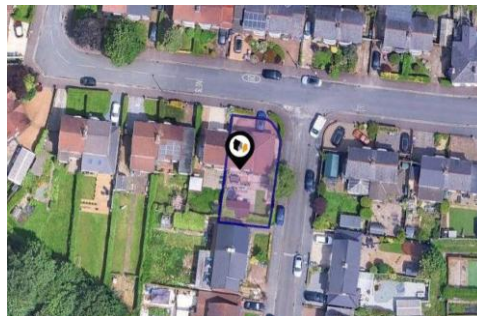
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

- GROUND RENT
To Be Confirmed

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

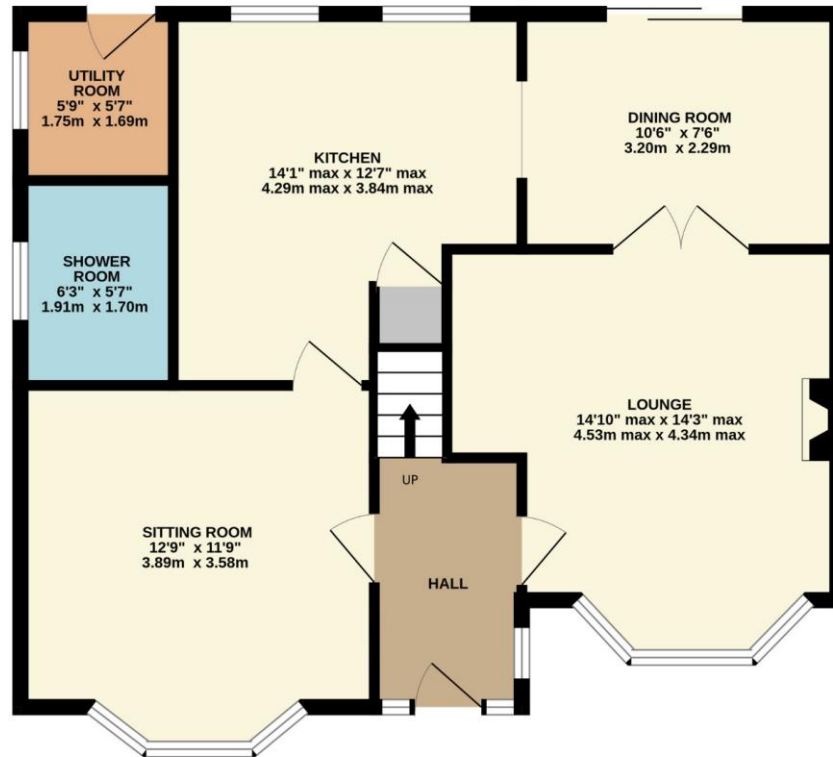
- FLOOD RISK
Very Low

- BROADBAND
Basic - 14 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

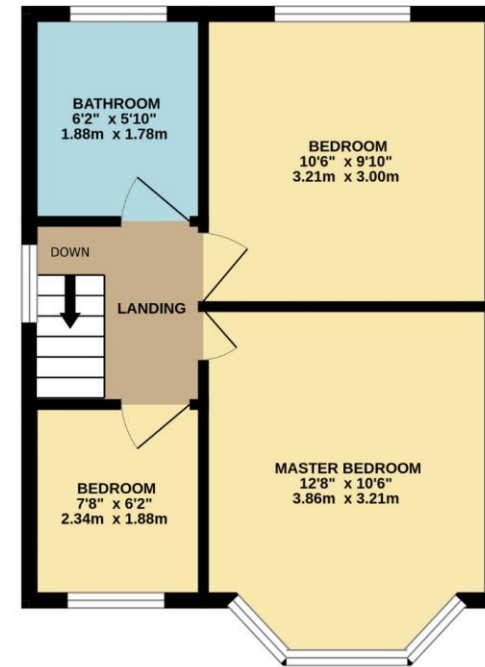




GROUND FLOOR



1ST FLOOR



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