



Chaddock Hall Drive

Worsley

Miller Metcalfe
Every step of the way

Chaddock Hall Drive

Worsley

Town House



3



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EPC Rating - B

*** Simply Must Be Viewed - Stunning Modern Inner Town House Situated Within An Exclusive Private Gated Development of Similar Homes, Three Good Sized Fitted Bedrooms (Master with En-Suite), Fabulous Open Plan Lounge and Superb Fitted Dining Kitchen with Integrated Appliances, Further Luxury Principle Bathroom, Splendid Landscaped Sun Terrace and Allocated Parking, Early Internal Viewing Essential ***

Situated within a select development of similar homes in the highly sought after area of Worsley, this superb, mews style home oozes style and character and offers well-proportioned and versatile living space that simply must be viewed internally to be fully appreciated.

The spacious accommodation comprises an inviting entrance hall, three good sized fitted bedrooms (master bedroom with its own en-suite shower room) plus a further luxury three-piece principal bathroom to the ground floor. On the first floor a fabulous lounge with feature fireplace and a vaulted ceiling with beamed features plus a modern fitted breakfast kitchen with integrated appliances and be found which completes the internal living space. Outside a well-tended landscaped sun terrace provides private outside space along with allocated off road parking.

The splendid private gated development is situated within easy access to the many shops, restaurants and amenities that Worsley, Boothstown, Astley 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 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
250 Year Lease - 240 Years Remaining
Start Date - 26.04.2017 - End Date - 05.12.2266

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

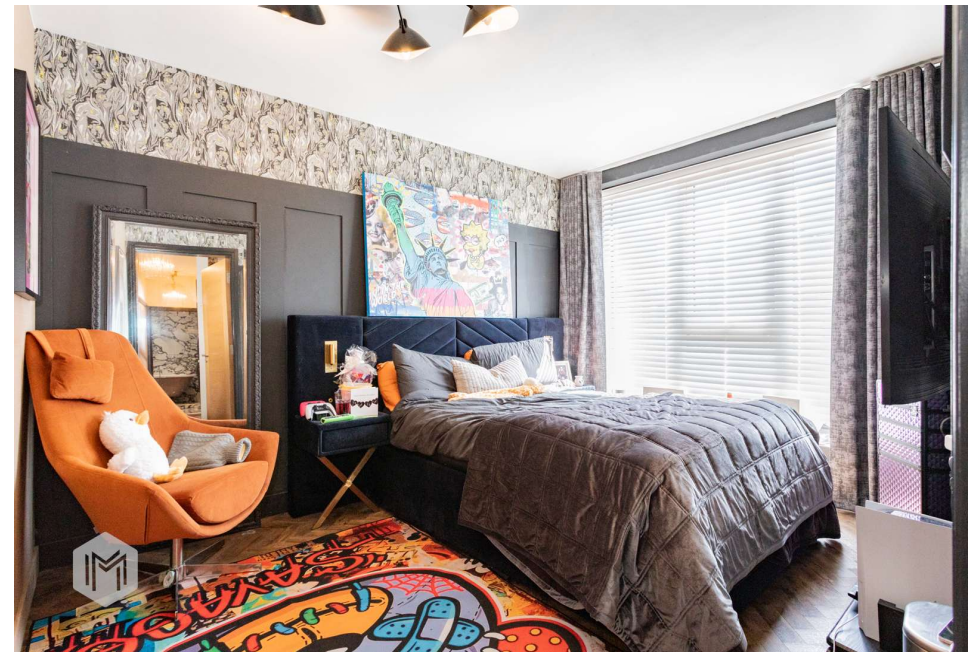
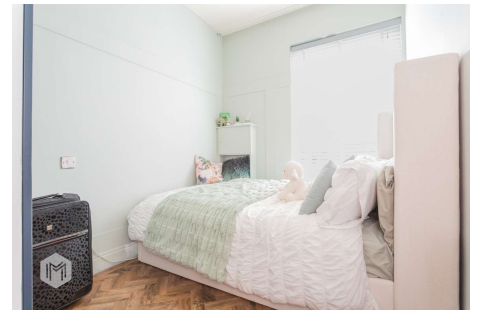
- GROUND RENT/SERVICE CHARGE
£260.66 Per Month

- LOCAL AUTHORITY AND COUNCIL TAX
Wigan - Band C - £1.913 Per Year

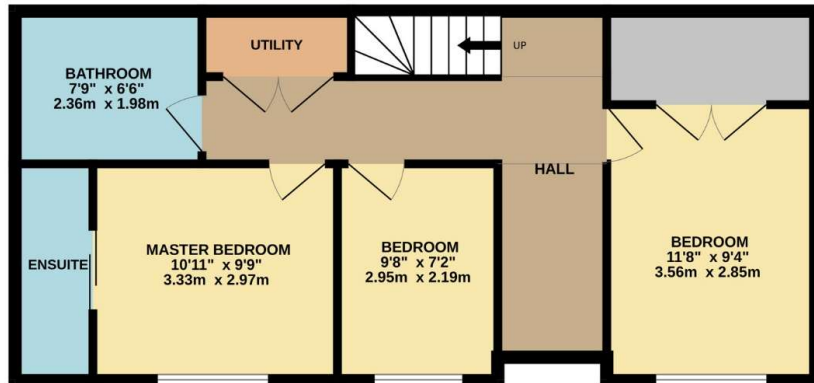
- FLOOD RISK
Very Low

- BROADBAND
Basic - 6 Mbps
Superfast - 36 Mbps





GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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