



Hilton Lane

Worsley

Miller Metcalfe
Every step of the way

Hilton Lane

Worsley

Detached



4



2

EPC Rating - To be confirmed

*** Stunning Extended Period Detached Home, Exceptionally Well Proportioned and Highly Versatile Family Friendly Living Space, Generous Gardens, Double Garage and Further Driveway Parking, Popular and Convenient Location, Internal Viewing A Must ***

Situated upon a generous, mature plot in the ever-popular area of Worsley, this spectacular period detached home simply must be viewed internally to be fully appreciated. Having been significantly extended and upgraded by the current owners, this is an ideal property for a growing family looking for something a little bit special.

The fabulous, exceptionally well proportioned and highly versatile living space is set over three floors and comprises an inviting reception hall, principle lounge with feature fireplace, further family room/fifth bedroom, breath-taking open plan living kitchen with a host of integrated appliances, further sitting room with log burner, useful utility room and a three piece shower room/wc to the ground floor. On the first floor, a landing, four good sized bedrooms (master with fitted wardrobes and its own en-suite shower room) plus a luxury four-piece bathroom/wc can be found. A generous cellar provides excellent storage space and potential for further conversion if required. The property is garden fronted whilst a driveway and double garage provide ample off-road parking. To the rear, a wonderful garden offers excellent outdoor space that is ideal for relaxing, children's play and al-fresco entertaining.

The location offers excellent and varied access via major transport links into Manchester City Centre, Salford Quays, Media City and across the Northwest, with a wealth of amenities within close proximity including well regarded primary and secondary schools and a host of local amenities practically on the door step.

Rarely do homes of this size and calibre come to the market and tend not to be available for long. As such an early internal inspection is strongly advised to avoid disappointment.

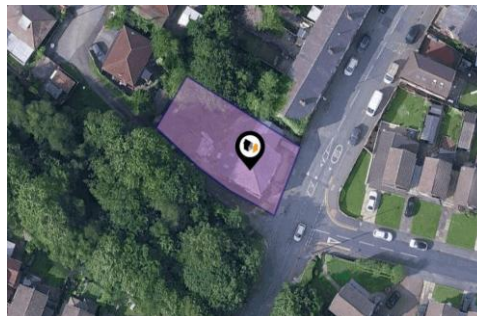
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band E - £2,997.00 Per Year

• FLOOD RISK
Very Low

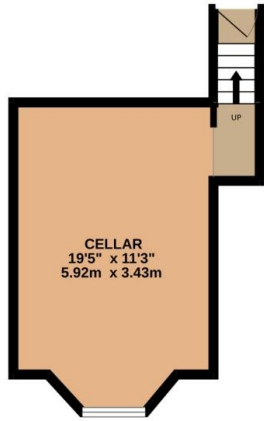
• BROADBAND
Basic - 15 Mbps
Superfast - 64 Mbps
Ultrafast - 1,800 Mbps

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





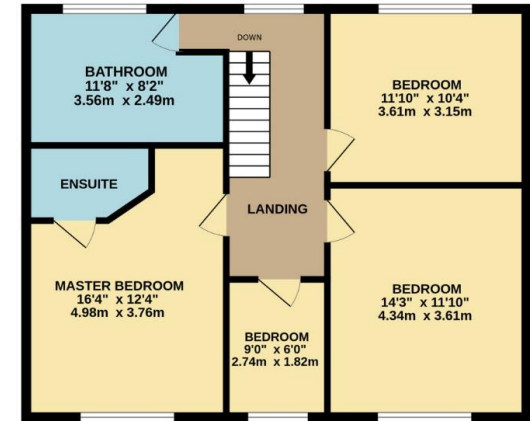
BASEMENT
230 sq.ft. (21.4 sq.m.) approx.



GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 2307 sq.ft. (214.4 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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