



Woodland Grange

Worsley

Miller Metcalfe
Every step of the way

Woodland Grange

Worsley

Semi Detached

4

3

EPC Rating - B

* Simply Must Be Viewed - Wonderful Modern Semi-Detached Family Home With Well Proportioned Living Space Over Three Floors Including Four Double Bedrooms (Master En-Suite), Private Landscaped Gardens, Ample Parking and Situated within a Much Sought After Residential Location *

Situated upon a fabulous modern development of similar homes and within a popular and highly convenient setting, this wonderful semi-detached home offers well-proportioned living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout.

The accommodation comprises an entrance hallway, superb lounge, inner hall, cloakroom/wc plus a spectacular open plan fitted living kitchen with integrated appliances and a useful utility area to the ground floor. On the first floor a landing, two good sized double bedrooms plus a four-piece principal bathroom/wc can be found. The second floor encompasses the wonderful master suite which includes a large fitted master bedroom, luxury three piece en-suite alongside a further double bedroom which completes the internal living space. Outside the property is garden fronted with a double drive offering ample parking. The rear landscaped garden is a joy to behold, being private and not overlooked, 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. The Worsley loop line is close by being ideal for walking and cycling to Roe Green, Worsley village and beyond to Monton. The A580 providing links to Manchester and Liverpool city centres. Close by access to Walkden train station and other amenities, including the Marriott Golf Club & Hotel, Worsley Old Hall and highly regarded local schools. Close to 154-acre RHS Garden Bridgewater. All this makes the location ideal for those looking to commute into Manchester 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
999 Years - 989 Years Remaining
Start Date - 16.11.2017 - End Date - 01.01.3014

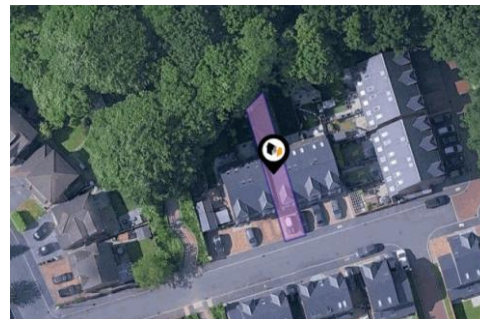
- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

- GROUND RENT/SERVICE CHARGE
Approx £250 per annum

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452.00 Per Year

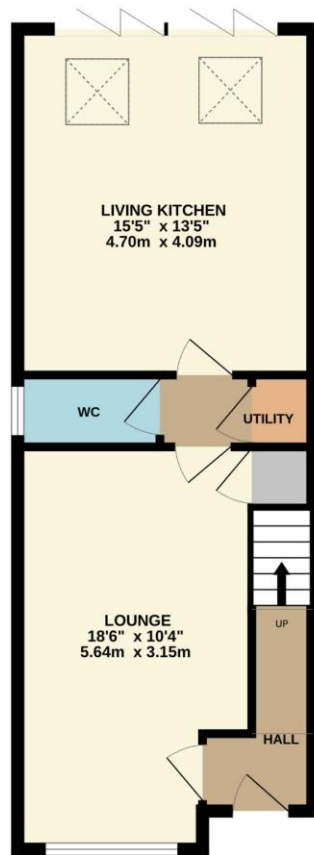
- FLOOD RISK
Very Low

- BROADBAND
Basic - 6 Mbps
Superfast - 37 Mbps
Ultrafast - 1,800 Mbps

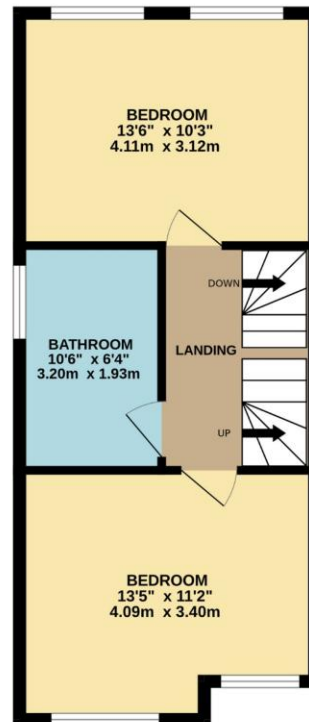




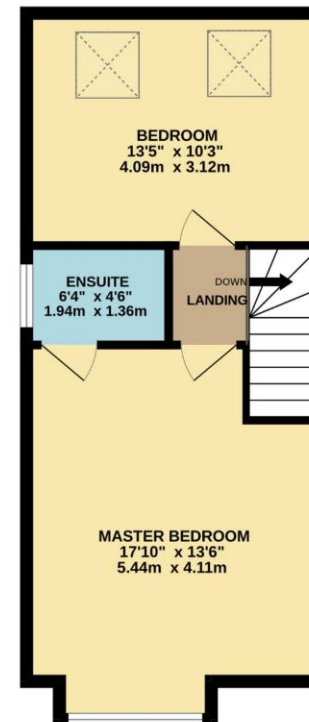
GROUND FLOOR
481 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.1 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.
Made with Metropix ©2025

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.