



St. Marks Crescent

Worsley

Miller Metcalfe
Every step of the way

St. Marks Crescent

Worsley

Semi Detached



4



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EPC Rating - D

*** Internal Viewing Strongly Advised - Stunning Extended Bay Fronted Period Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Family Friendly Living Space, Generous Private Gardens, Ample Driveway Parking, Situated within a Much Sought After and Highly Convenient Cul-de-Sac Location, Early Viewing Strongly Advised ***

Situated in a quiet cul-de-sac within the much sought after area of Worsley, this wonderful period semi-detached home has been significantly extended to both the ground and first floors, offering exceptionally well-proportioned living space that is ideally suited to modern lifestyles, all finished to the highest of standards throughout that must be seen in person to be fully appreciated.

The accommodation comprises an entrance porch, inviting hallway, superb bay fronted lounge with feature fireplace, a wonderful modern fitted living kitchen with integrated appliances and a substantial sitting/dining room to the ground floor. On the first floor a landing, four good sized bedrooms (master bedroom with an en-suite shower room) plus a three-piece principal bathroom can be found which completes the internal living space.

Outside the property is garden fronted with a driveway offering ample parking. The beautiful rear garden is over average in size, being private, tastefully landscaped and 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 including easy access to the Loop Line. It is well placed for well renowned public and private schooling and 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, size and quality remain on the market for long, especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.

• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,306 Per Year

• FLOOD RISK
Very Low

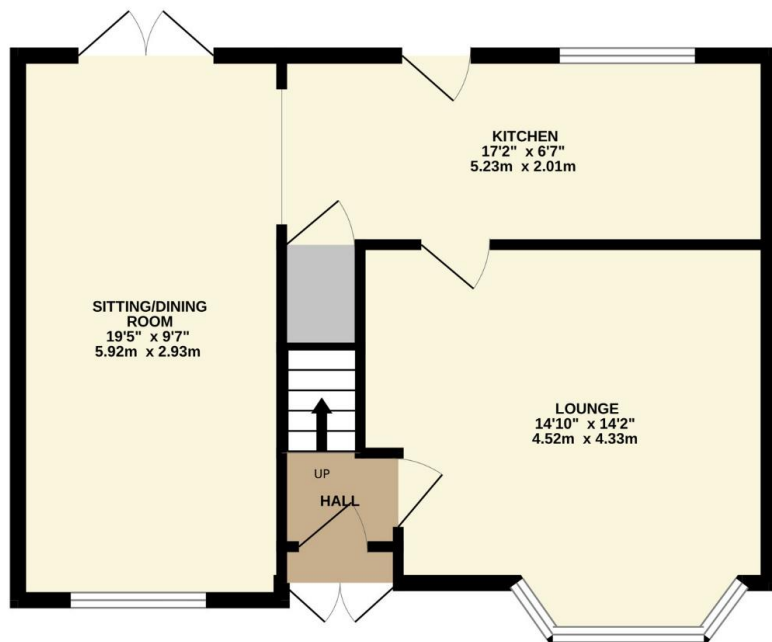
• BROADBAND
Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

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

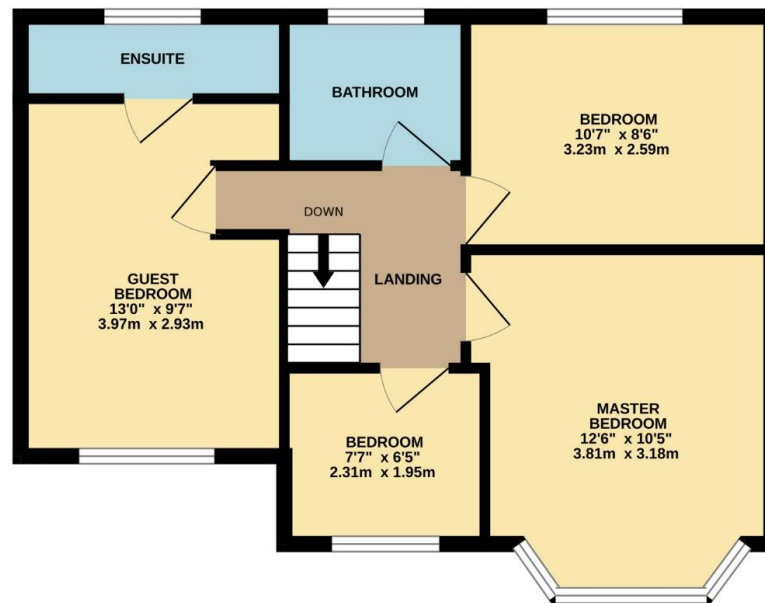




GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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