



*Ainsley Grove*  
Worsley

**Miller Metcalfe**  
*Every step of the way*

# Ainsley Grove

Worsley

Detached



4



2

EPC Rating - D

\*\*\* The current owners bought this home direct from the builder in 1968, the house has never been on the open market. Offered with No Chain Involved - Simply Must Be Viewed- Superb Four Bedroom Detached Family Home, Exceptionally Well Proportioned and Versatile Living Space, Fabulous Private Landscaped Gardens, Garage with a Double Driveway either side of the Front Garden and Garage. Excellent Potential for Further Extension, Situated within a Popular Cul-de-Sac Setting in a Much Sought After Residential Location \*\*\*

Situated within a popular and highly convenient setting, this wonderful, substantial detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

Situated within a quiet cul-de-sac off Park Road in the highly favoured area of Worsley, the property is well presented throughout with accommodation comprising an entrance porch, inviting hallway, superb lounge with feature fireplace, separate sitting/dining room, a splendid fitted breakfast kitchen, additional utility room plus a cloakroom/wc to the ground floor. On the first floor a landing with ample loft space, accessed via a ladder, four good sized fitted bedrooms plus a four piece bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted with two double driveways and garage offering ample parking. The mature rear garden is a joy to behold, being spacious in size, appreciating a sunny aspect, private and offering excellent space for relaxing, children's play and al-fresco entertaining.

Although being substantial in size already, the property offers excellent potential for further extension/development if required (subject to relevant planning permission) if required.

The sought after cul-de-sac 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. It is also ideal for access to major transport links, making it ideal for those looking to commute into Manchester and across the North West.

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 Year Lease -942 Years Remaining  
Start Date - 19.11.1968 - End Date - 20.11.2967

- **GROUND RENT**  
£30.00 Per Year

- **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band E - £2,997 Per Year

- **FLOOD RISK**  
Very Low

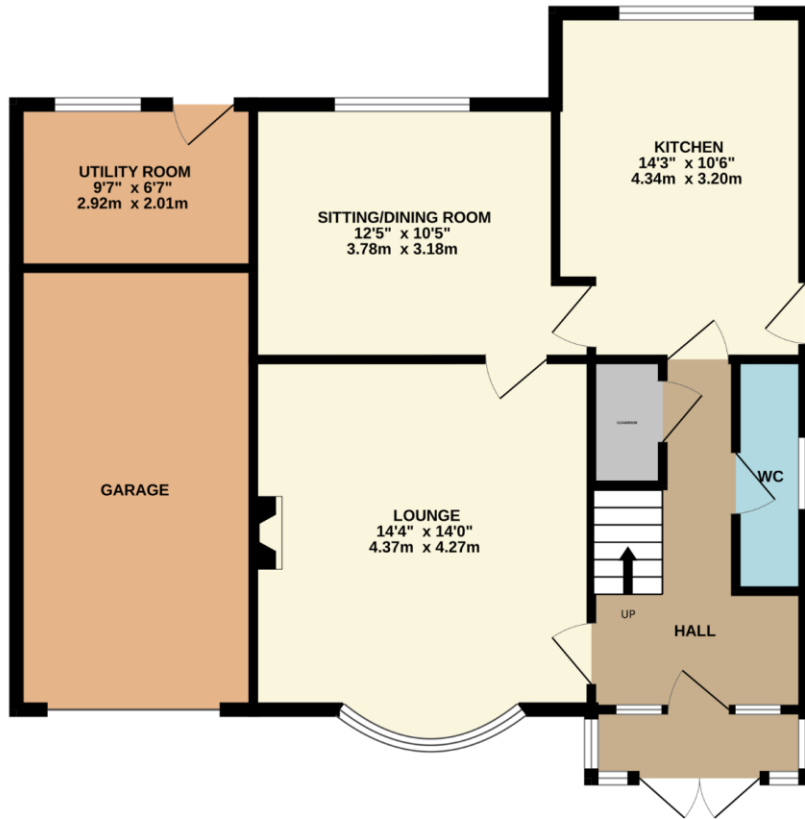
- **BROADBAND**  
Basic - 18 Mbps  
Superfast - 80 Mbps  
Ultrafast – 2,000 Mbps

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

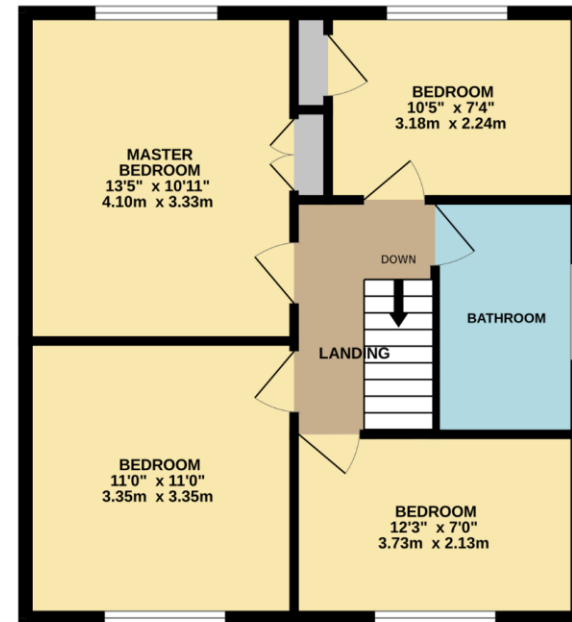




GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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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