



Miller Metcalfe
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0161 7848798
For Sale



9A Broadway, Worsley

Offers Over **£400,000**

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9A Broadway

Worsley, Manchester

* Internal Viewing Essential - Wonderful Extended Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Living Space Over Two Floors, Three Double Bedrooms and Two Generous Reception Rooms, Well Presented Throughout with Splendid Private Landscaped Gardens, Ample Driveway Parking And Further Garage, Situated within a Much Sought After and Convenient Residential Location, Early Viewing Strongly Advised to Avoid Disappointment *

Situated in a highly popular and convenient setting within the much sought after area of Worsley, this wonderful semi-detached home has exceptionally well proportioned living space on both the ground and first floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb lounge with feature fireplace, separate good sized sitting room, and a modern fitted dining kitchen with integrated appliances to the ground floor. On the first floor a sizable landing, three good sized double bedrooms, a brand new four piece principle bathroom and a further brand new separate wc can be found which completes the internal living space.

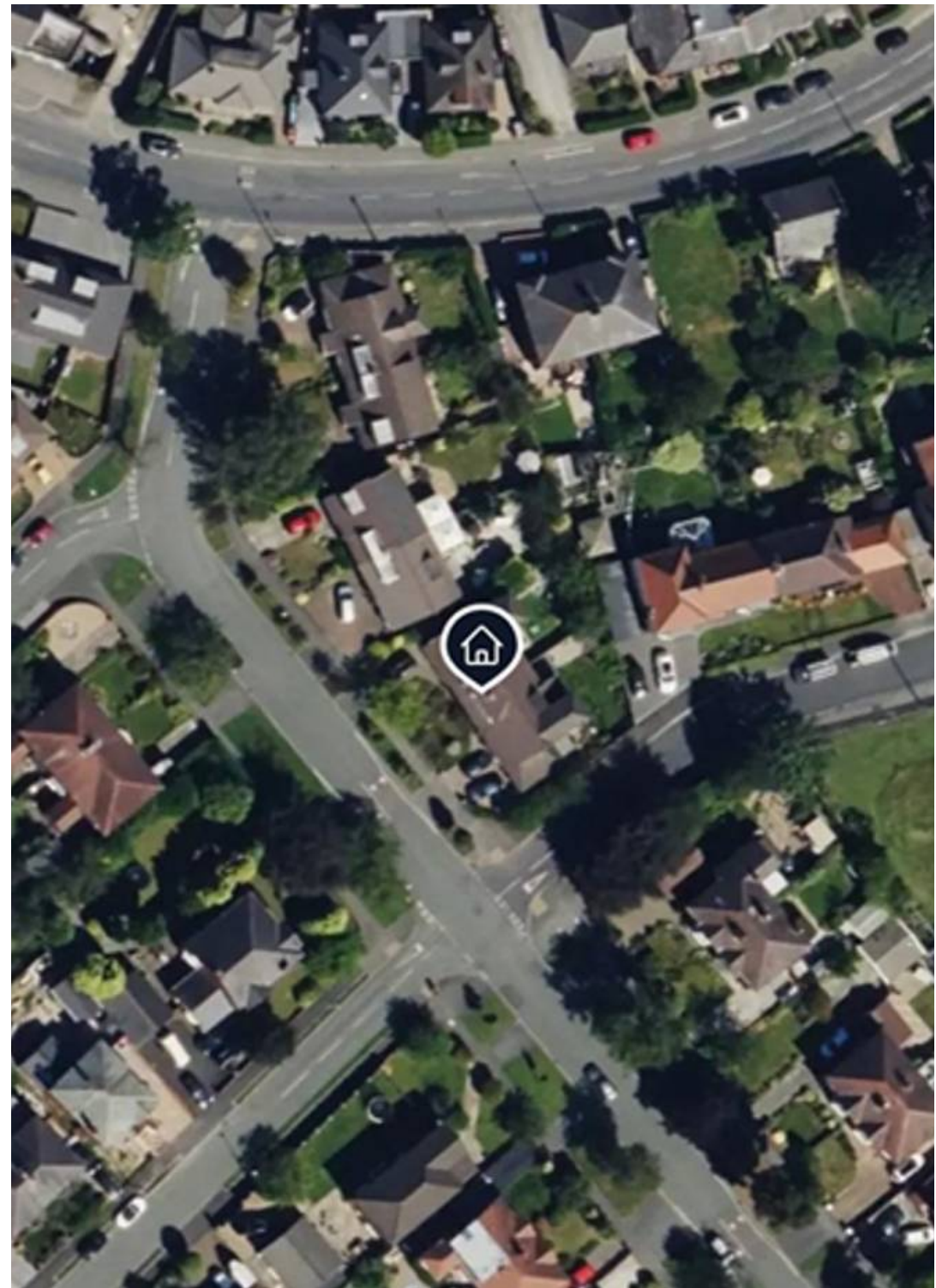
Outside the property is garden fronted with a driveway and garage offering ample parking. The rear garden is a joy to behold, being landscaped, private and not overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links including Walkden railway station and the nearby guided bus route making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: TBD

Tenure: Leasehold



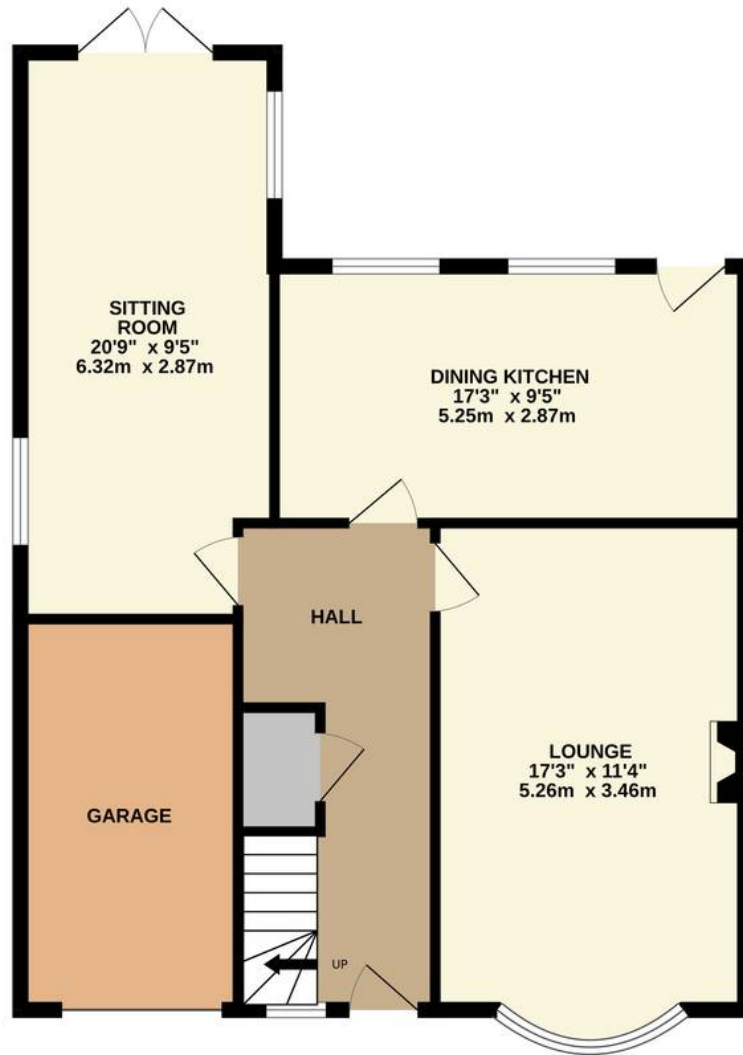




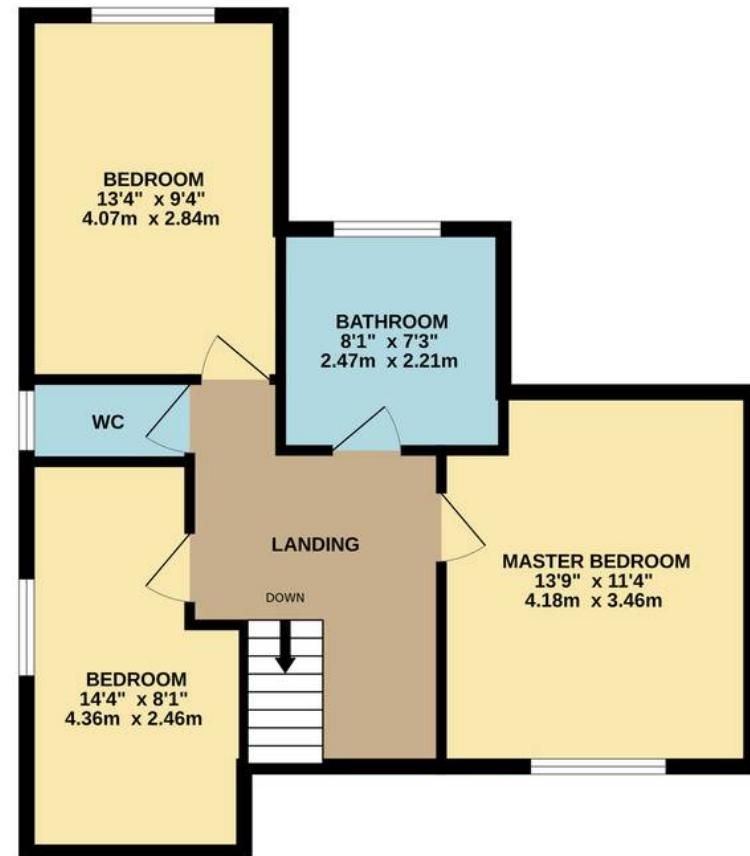




GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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