



**Northbank House**  
Chandlers Row

**Miller Metcalfe**  
Every step of the way

# Northbank House

Chandlers Row

Ground Floor  1  1 EPC Rating - C

\*\*\* Internal Viewing Strongly Advised \*\*\* This exceptional ground floor apartment is situated upon a select development of similar homes at the heart of heart of the beautiful Worsley village, in a spectacular canal side setting. It has been significantly improved by the current owners to the highest of specifications and simply must be viewed internally to be fully appreciated.

This wonderful property offers well-proportioned living space all on one ground floor level and is presented the highest quality throughout.

The accommodation comprises an entrance hall, generous light and airy living room which is open plan to a stunning, recently fitted kitchen with integrated appliances, a sizable double bedroom and a three piece shower room. Outside there are well tended communal garden areas alongside allocated residents parking

The sought after development is situated within walking distance to local shops, popular pubs and eateries Worsley has to offer whilst also being within easy access to host of further amenities and a wealth of superb outdoor adventures including the renowned RHS Gardens, the Worsley Loop line and Bridgewater Canal that offers easy walking into Monton. It is also well-placed for major transport links, to include the M6, M60, M61, M62 motorway networks, making it ideal for those looking to commute into Manchester and across the North West of England.

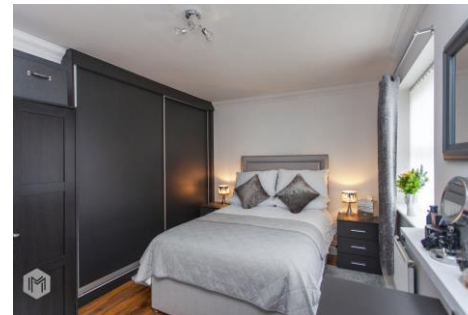
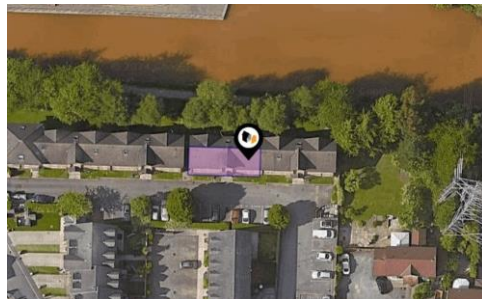
An early internal inspection is strongly advised to avoid disappointment.

• **TENURE**  
Leasehold  
999 Year Lease - 97 Years Remaining  
Start Date - 08.06.1997 - End Date - 01.01.2996

• **GROUND RENT/SERVICE CHARGE**  
Ground Rent: £60.00 Per Year  
Service Charge - £141.00 Per Month

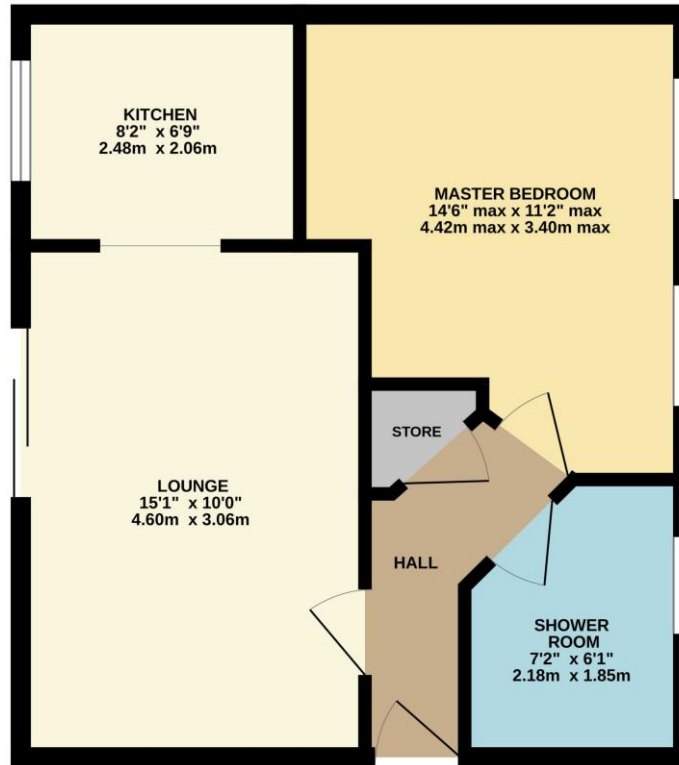
• **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band B - £1,808 Per Year

- **FLOOD RISK**  
Low
- **BROADBAND**  
Basic - 4Mbps  
Ultrafast - 1,000 Mbps
- **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - Yes





GROUND FLOOR



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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