

21 Meadowgate, Roe Green, Worsley

Miller Metcalfe
Every step of the way

# 21 Meadowgate

## Worsley, Manchester

* No Chain Involved - Early Internal Viewing Strongly Advised - Stunning Extended Bay Fronted Period Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Family Friendly Living Space, Large Garage and Ample Driveway Parking, Private Gardens, Situated within a Much Sought After and Highly Convenient Cul-de-Sac Location, Early Viewing Advised to Avoid Dissapointment*

Situated in a quite cul-de-sac within the much sought after area of Roe Green, Worsley, this wonderful period semi-detached home has been significantly extended to both the ground floor, 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.

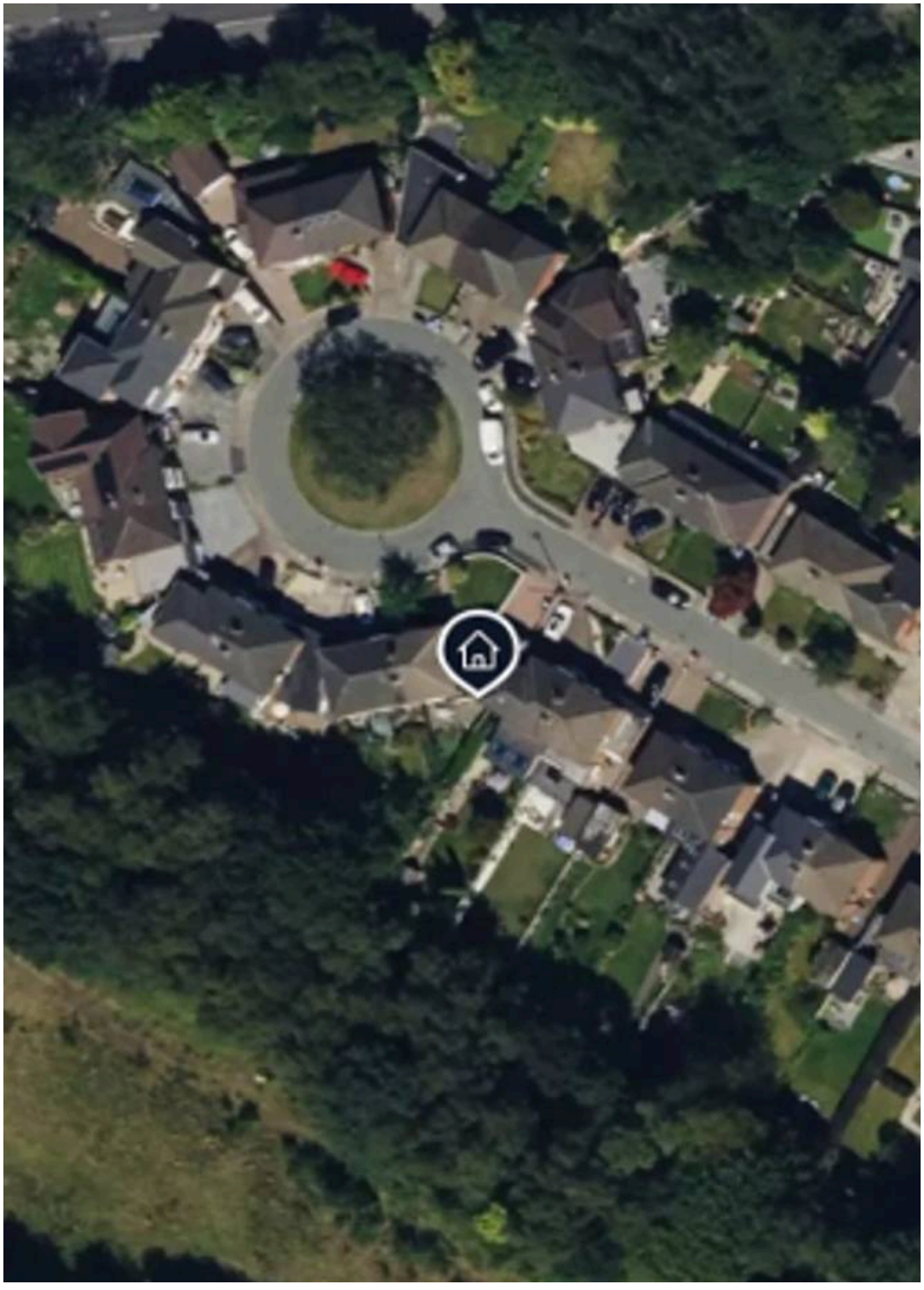
The accommodation comprises an inviting entrance hallway, superb bay fronted lounge which is open p;an to a superb equally spacious sitting/dining room, further morning room, a wonderful open plan fitted kitchen with integrated appliances and a cloakroom/wc to the ground floor. On the first floor a landing, three good sized bedrooms plus a modern three piece bathroom can be found which completes the internal living space. Outside the property is situated within a corner plot, featuring a front garden with a driveway and a larger than average garagev which together offer ample off road parking. The South facing rear garden is private, tastefully landscaped with low maintainence in mind, offering excellent space for relaxing and al-fresco entertaining, all set to a stunning backdrop of mature woodland.The property has excellent potential for further extension to the first floor if required (subject to relevent planning permission and building consent).

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 North West.

Rarely do homes of this type, size and quality remain on the market for long, especially at such an attractive price. With the added benefit of No Chain involved, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: E

Tenure: Leasehold



























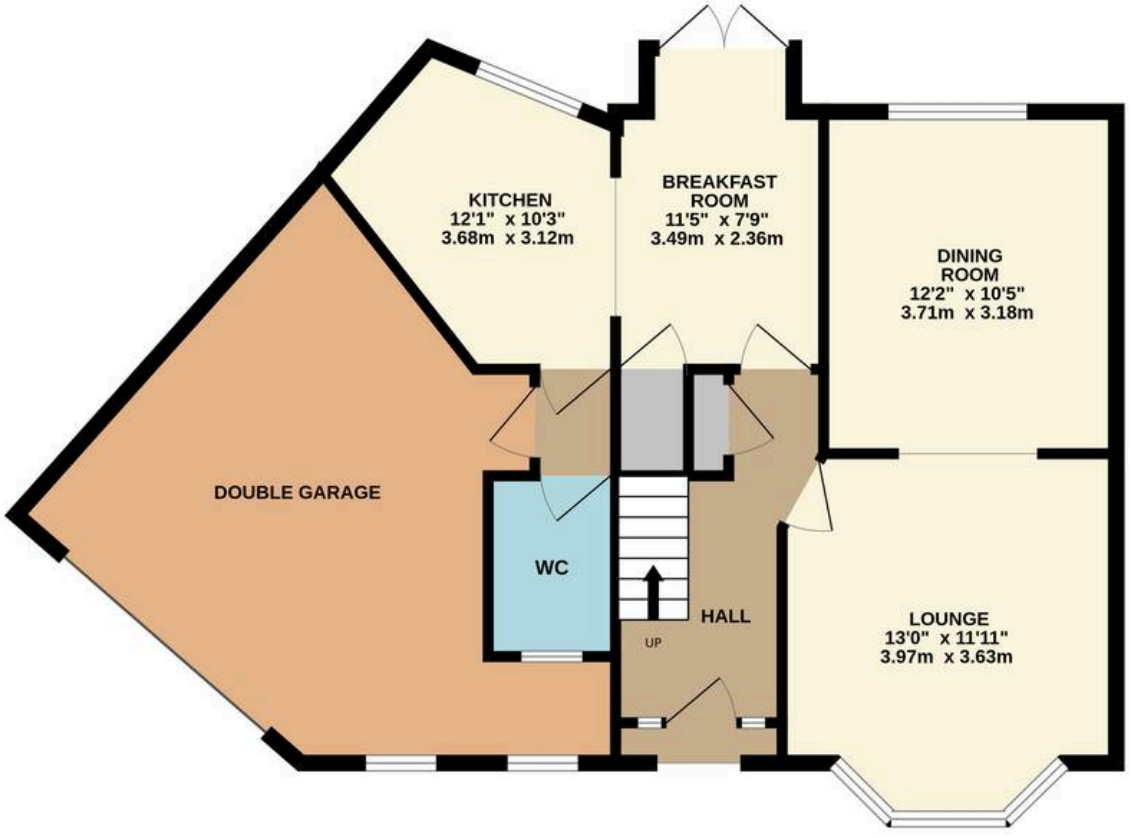




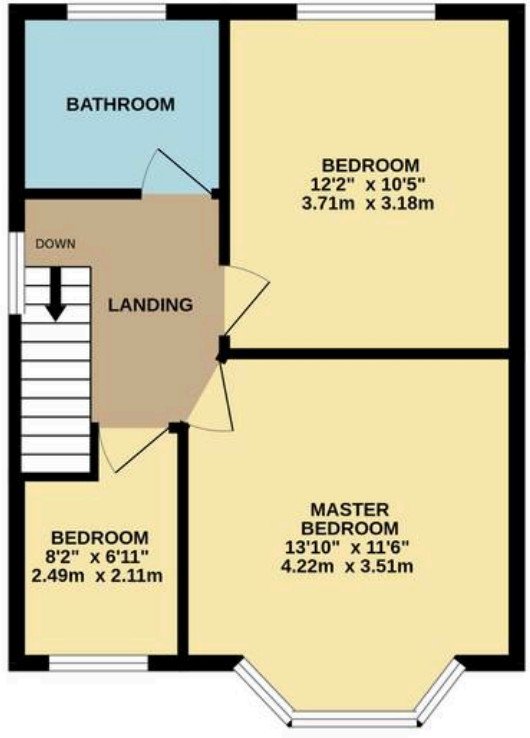




GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.




1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.




TOTAL FLOOR AREA : 1231 sq.ft. (114.4 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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