



*Stablefold*  
Worsley

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

# Stablefold

Worsley

Three Storey Town House  4  1 EPC Rating - C

\*\*\* No Chain Involved - Simply Must Be Viewed Internally to be Fully Appreciated \*\*\*

Stunning Modern Three Storey Town House Situated Upon a Much Sought After Canal Side Development, Well Proportioned and Highly Versatile Living Space, Enclosed Private Gardens, Ample Driveway Parking and Situated within a Stunning Central Worsley Location\*\*\*

Situated within a popular and highly favoured setting in the much sought after area of Worsley, this wonderful home offers exceptionally well-proportioned living space over three floors that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated.

The versatile accommodation comprises an inviting entrance hallway, cloakroom/wc, a versatile sitting room/fifth bedroom, a stunning open plan fitted living kitchen with a host of integrated appliances and a useful utility room to the ground floor. On the first floor a landing, a splendid and spacious lounge with Juliette balcony, two good sized bedrooms plus a luxury three-piece bathroom/wc can be found. To the second floor a landing fabulous master suite with fitted wardrobes and an en-suite shower room plus a further equally spacious guest bedroom with its own en-suite shower room completes the internal living space. Outside the property is garden fronted with a double driveway offering ample off-road parking. The rear garden is private, enclosed and tastefully landscaped, offering excellent low maintenance space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas has to offer including a selection of wonderful bars, restaurants and coffee shops. It is also well placed for well renowned public and private schooling. There are wonderful canal side walks on the doorstep whilst the Worsley Loophole and the award winning RHS Bridgewater offer excellent outdoor activities. In contrast to this, it 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 remain on the market for long especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

- **TENURE**  
Leasehold - 999 Year Lease - 928 Years Remaining  
Start Date - 06.04.1955 - End Date - 25.12.2953

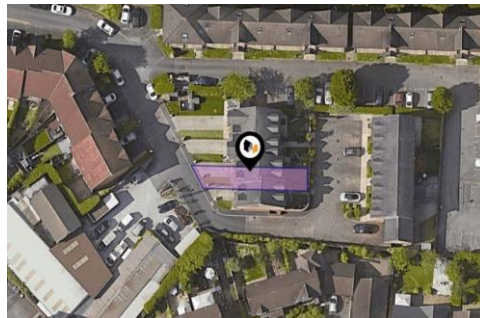
- **SATELLITE/FIBRE TV AVAILABILITY**  
BT - Yes  
Sky - Yes  
Virgin - Yes

- **GROUND RENT/SERVICE CHARGE**  
To Be Confirmed

- **LOCAL AUTHORITY AND COUNCIL TAX**  
Salford - Band E - £2,997.00 Per Year

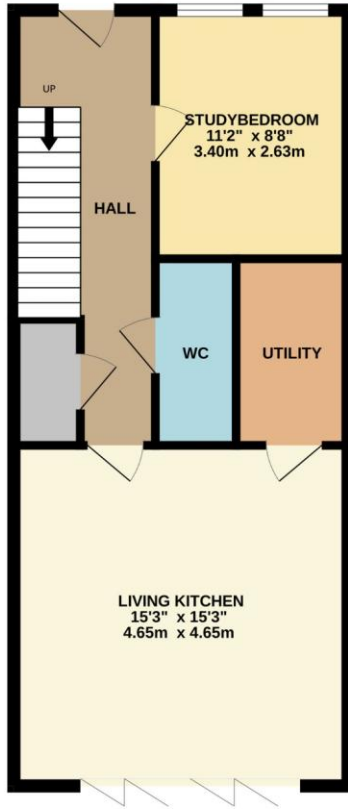
- **FLOOD RISK**  
Low

- **BROADBAND**  
Basic - 3 Mbps  
Ultrafast - 1,800 Mbps

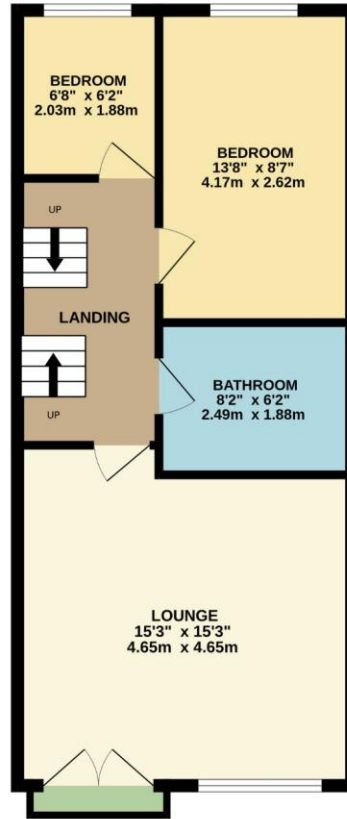




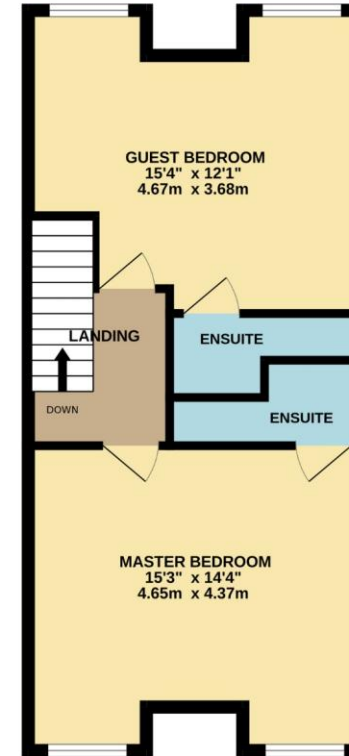
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.2 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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