



Ellis Crescent
Worsley

Miller Metcalfe
Every step of the way

Ellis Crescent

Worsley

Detached

3

1

EPC Rating - D

*** Early Viewing Strongly Advised - Superb Double Fronted Detached True Bungalow With Exceptionally Well Proportioned and Highly Versatile Living Space, Generous Private Landscaped Gardens, Ample Driveway Parking and Garage, Situated Upon a Quiet Cul-de-Sac Within a Much Sought After Residential Location ***

Situated within a popular and highly convenient setting, this fabulous, detached property offers exceptionally well-proportioned and highly versatile living space that must be seen in person to be fully appreciated. Presented to the most exacting standards throughout and having been subject to many upgrades by the current owners, the accommodation comprises an inviting entrance, superb bay fronted lounge with feature fireplace, wonderful modern fitted kitchen with integrated appliances which in turn is open plan to a substantial orangery, three good sized bedrooms plus a splendid three piece principal bathroom. In addition to this a useful attic room can also be found which is accessed via a fixed staircase, offering yet more useful space which completes the internal living space. Outside the property is garden fronted with a drive and garage offering ample parking. The rear garden is a joy to behold, being private and not directly overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities including the Trafford Centre which is only a short drive away. It is well placed for highly renowned schooling and has the spectacular RHS Bridgewater and beautiful canal sidewalks practically on the doorstep. It is 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 bungalows such as this remain on the market for long. As such, an early internal viewing is strongly advised to avoid disappointment.

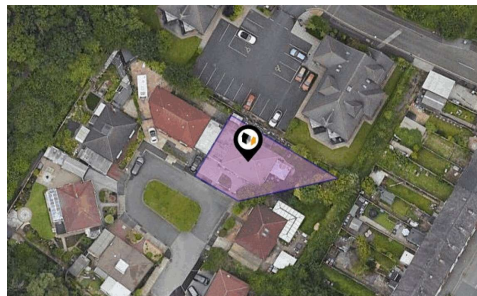
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band C - £2,066 Per Year

• FLOOD RISK
Very Low

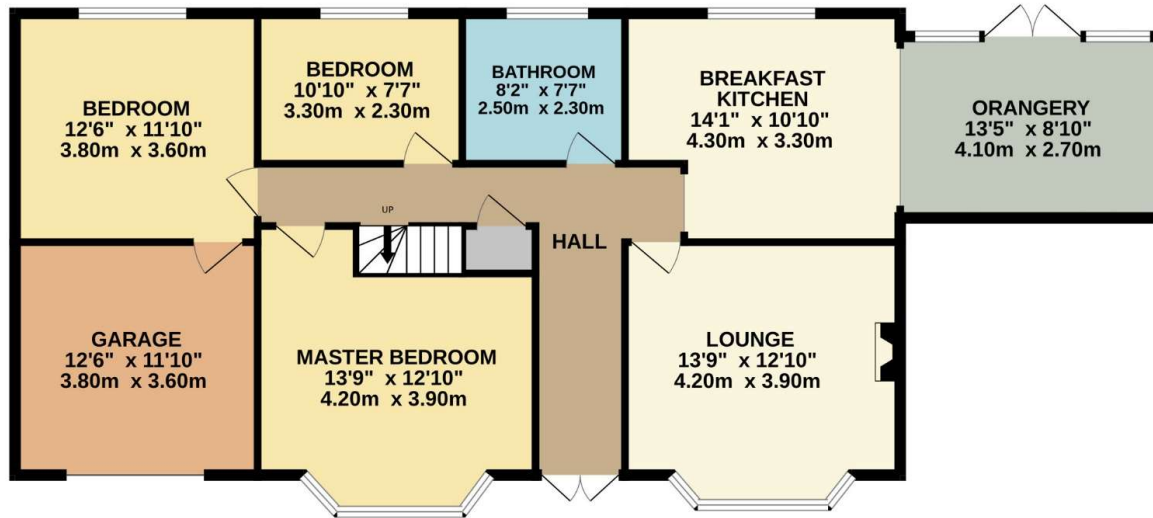
• BROADBAND
Basic - 13 Mbps
Superfast - 36 Mbps
Ultrafast - 1,80 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - No

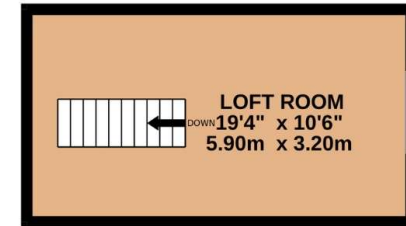




GROUND FLOOR
1229 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.3 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.
Made with Metropix ©2025

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.