



11 Old Boatyard Lane, Worsley

Offers in Region of £475,000

Miller Metcalfe
Every step of the way

11 Old Boatyard Lane

Worsley, Manchester

* Stunning Three Storey End Town House. Situated Upon a Much Sought After Development Located at the Heart of Worsley Village. Exceptionally Well Proportioned Living Space, Beautifully Presented Both Inside and Out. Simply Must Be Viewed Internally to be Fully Appreciated *

Located in the highly desirable are of Worsley village, this spectacular home must be viewed in person to fully appreciate the size and finer features. This fabulous home is an ideal property for a growing family looking for something a little bit special in one of the area's most premier locations.

The wonderful, exceptionally well proportioned and highly versatile living space that includes an inviting entrance hall, cloakroom/wc, splendid open plan living/dining room and a fabulous fitted kitchen with a host of integrated appliances to the ground floor. On the first floor there is a landing area, three good sized bedrooms, plus a three piece principal bathroom. The entire top floor features a spectacular master suite which comprises a sizeable master bedroom, separate dressing room and a luxury en-suite shower room which completes the internal living space. This is ideally complimented by splendid well-tended low maintenance landscaped gardens, whilst a double driveway provides ample arrangements for off road parking.

The location is highly sought after, providing excellent and varied access via major transport links into to Manchester City Centre, Salford Quays, Media City and across the North West, with a wealth of amenities within close proximity including well regarded primary and secondary schools.

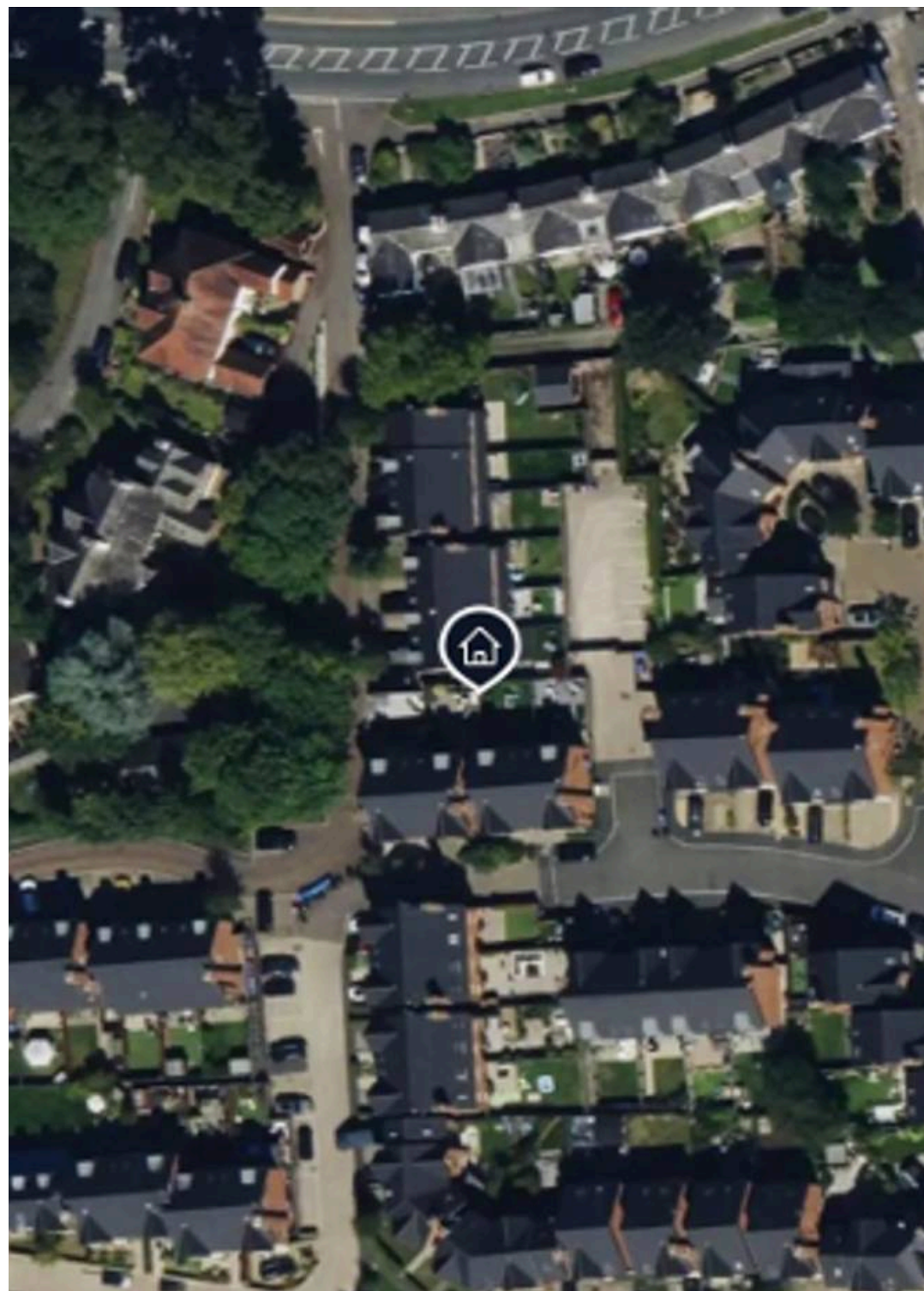
Rarely do homes of this size and calibre come to the market and never tend to be available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



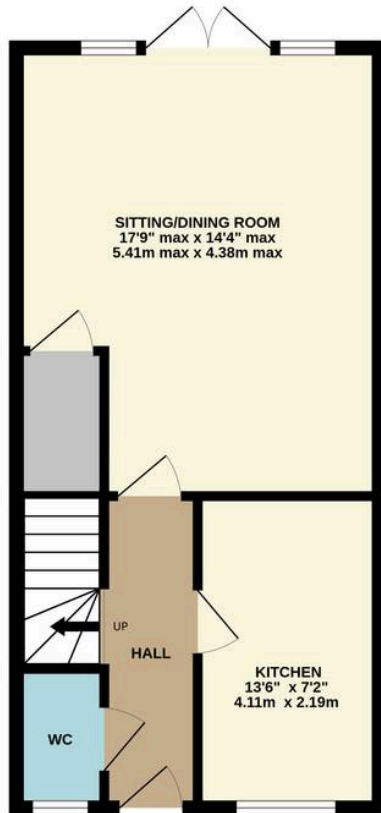




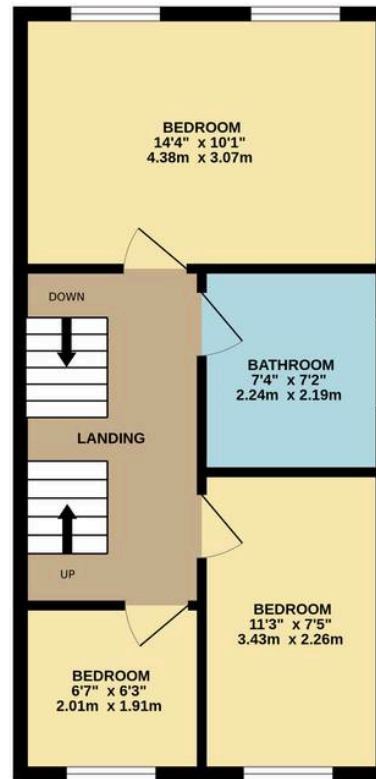




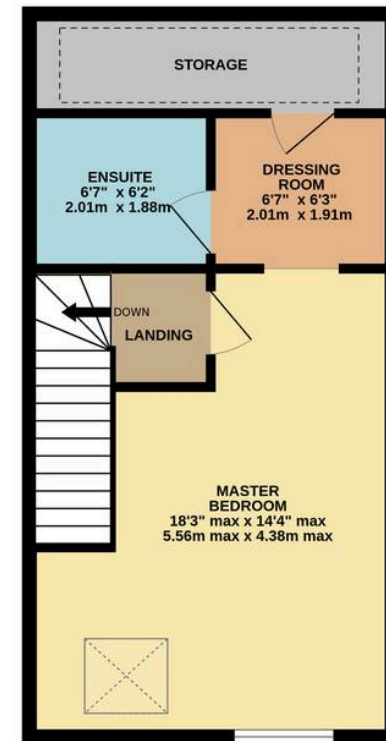
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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 ©2026

Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • worsley@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way