



Bullbridge View

Worsley

Miller Metcalfe
Every step of the way

Bullbridge View

Worsley

Detached



3



2

EPC Rating - B

*** Simply Must Be Viewed - Wonderful Extended Modern Detached Home Within A Splendid Cul-de-Sac Setting and Situated Upon a Much Sought After Development of Similar Homes, Well Proportioned and Versatile Family Friendly Living Space, Enclosed Private Gardens, Ample Driveway Parking, Early Viewing Strongly Advised ***

Situated upon a superb modern development of similar homes and within a popular and highly convenient Worsley setting, this wonderful, detached home offers exceptionally well-proportioned living space that is ideally suited to modern lifestyles, and simply must be seen in person to be fully appreciated.

Having been extended by current owners, the accommodation comprises an inviting entrance hallway, splendid bay fronted lounge, a stunning open plan fitted dining kitchen with integrated appliances, a further sitting room and a cloakroom/wc to the ground floor. On the first floor a landing, three good sized bedrooms (master with a three-piece en-suite shower room) plus a luxury three piece principal bathroom/wc can be found which completes the internal living space. Outside the property is garden fronted with a driveway providing ample off-road parking. The rear garden is enclosed and tastefully landscaped, offering excellent 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 and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links and easy access to the V1 guided bus route and Walkden railway station both within easy walking distance, making it ideal for those looking to commute into Manchester and across the Northwest.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.





- TENURE
Leasehold
999 Year Lease - 987 Years Remaining
Start Date - 21.12.2017 - End Date - 01.01.3013

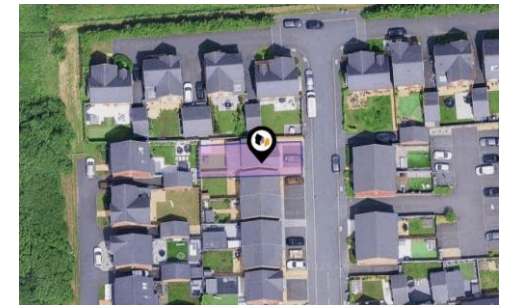
- GROUND RENT
£200.00 Per Year

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band D - £2,452 Per Year

- FLOOD RISK
Very Low

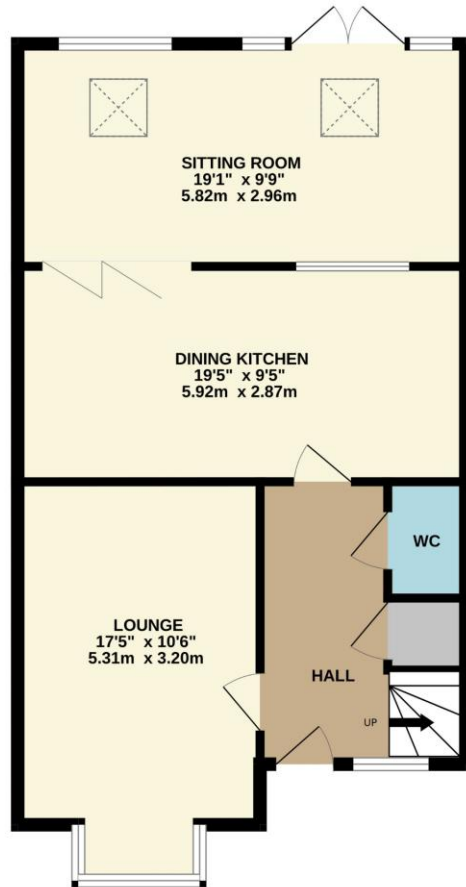
- BROADBAND
Basic - 15 Mbps
Superfast - 64 Mbps
Ultrafast - 1,800 Mbps

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

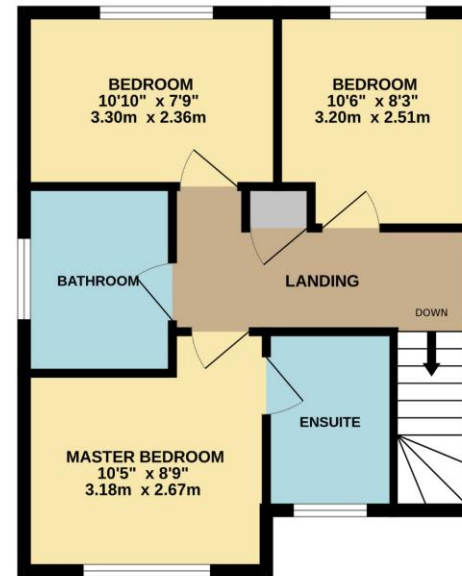




GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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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