



*The Spinney*  
Chatsworth Road



**Miller Metcalfe**  
PRESTIGE

SINCE 1891

Situated within a select enclave of similar homes off the much sought after Chatsworth Road in Worsley village, this spectacular individual detached home simply must be viewed internally to be fully appreciated. The property has been recently upgraded by the current owners however, there is still excellent potential for further improvement and development if required. This is an ideal property for a growing family looking for something a little bit special, in one of Worsley's most sought-after locations.

The fabulous, exceptionally well proportioned and highly versatile living space of approximately 2,250 square feet is ideally complimented by stunning well-tended, private landscaped gardens, a double garage and ample 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, although providing superb and versatile living space, there is excellent potential for further extension/development if required (subject to relevant planning consent).

This is a wonderful opportunity to not only secure a substantial family home in one of Worsley's most prestigious locations, but also a unique opportunity for those looking to develop a propriety into a luxury dream home. As such an early internal inspection is strongly advised to avoid disappointment.

## *Accommodation*

The spectacular split-level accommodation comprises of an inviting entrance hall, four exceptionally good sized reception rooms, splendid fitted dining kitchen with a host of integrated appliances, a utility room and a shower room/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master bedroom with en-suite facilities) plus a luxury principle bathroom can be found which completes the internal living space. Externally there are mature, private landscaped gardens surrounding the property which are a joy to behold alongside a generous driveway and double garage that provides ample off road parking.

## *Reception Rooms*

The property is accessed by a beautifully presented entrance hall with a staircase providing access to the first floor accommodation. There are three exceptionally well proportioned reception rooms, one currently being used as a principle lounge, a further living room and a useful study/additional fifth bedroom. There is also a generous orangery that provides yet more light and airy reception space.





## *Dining Kitchen And Utility Room*

The splendid dining kitchen is a wonderful contemporary style area which is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by integrated appliances. The kitchen has been carefully designed to provide a combination of functionality and is aesthetically pleasing to the eye and offers more than enough room for cooking and dining alike, being ideally suited to modern living. Adjacent to here, a utility room provides yet more useful storage space.





## *Master Suite*

The Master Suite comprises a large master bedroom which features extensive fitted wardrobes that provide significant storage, along with a concealed three piece en-suite shower room.

## *Bedrooms*

There are three further well-proportioned double bedrooms, each having their own individual style and character. Of particular interest is the large bedroom which features wood panelled vaulted ceiling and full height windows and a door that provides access to the superb sun deck. This room could be utilised as an additional sitting room if preferred.







## *Shower Room And Principle Bathroom*

Located off the hall, a three piece shower room/wc ideally services the ground floor accommodation. On the first floor a further principal bathroom has three pieces including a panelled bath, wash basin and wc, complemented by tiled elevations.

## *Parking And Gardens*

The property is situated within a generous, private plot which features splendid gardens laid mostly to lawn with shrub and floral displays. The gardens surround the property, being private and not overlooked, being ideal for children's play, relaxing and al-fresco entertaining. In addition to this a large raised sun deck provides an alternative external space for relaxing. A driveway to the side of the property provides ample off road parking alongside a double garage which provides further space for secure parking and potential conversion to games room/home office if required.

## *Development Potential*

Although this wonderful home provides superb and versatile living space, there is excellent potential for further extension/development if required (subject to relevant planning consent). Many of the properties off Chatsworth Road have been subject to significant re-development therefore, this is a wonderful opportunity to not only secure a substantial family home in one of Worsley's most prestigious locations, but also a unique opportunity for those looking to develop a property into a luxury dream home.



## • Tenure

To Be Confirmed

## • Local Authority And Council Tax

Salford - Band G - £3,874 Per Year

## • Flood Risk

Very Low

## • Broadband

Basic - 7 Mbps

Superfast - 42 Mbps

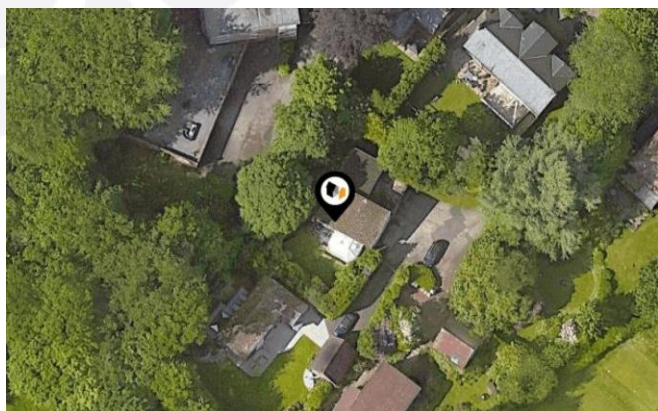
## • Satellite/Fibre TV Availability

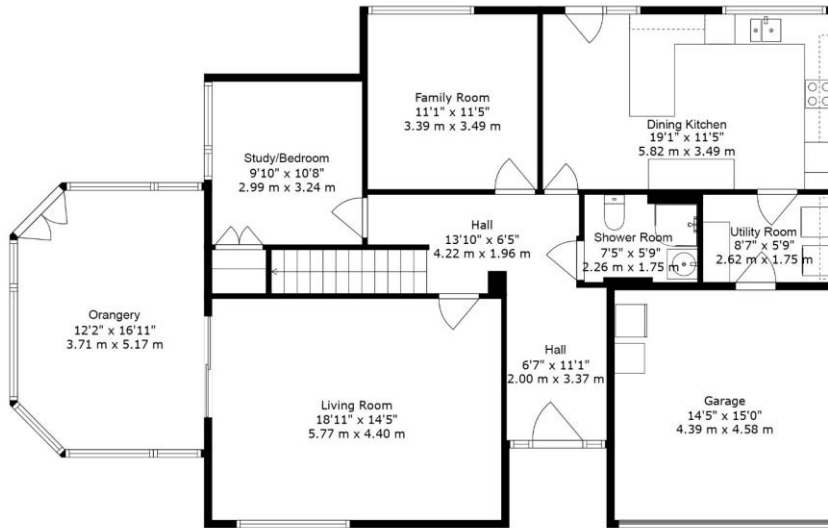
BT - Yes

Sky - Yes

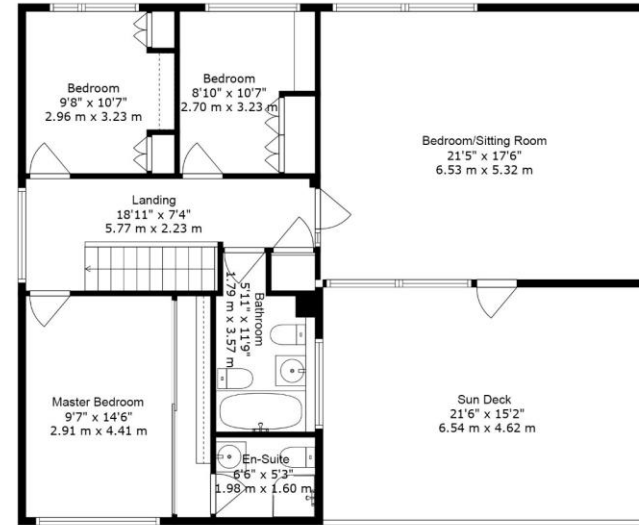
Virgin - No

EPC Rating - C





Floor 1



Floor 2



TOTAL: 2250 sq. ft, 209 m2  
 FLOOR 1: 1241 sq. ft, 115 m2, FLOOR 2: 1009 sq. ft, 94 m2  
 EXCLUDED AREAS: GARAGE: 217 sq. ft, 20 m2, BALCONY: 326 sq. ft, 30 m2

For Illustrative Purposes Only - Not To Scale. The Position And Size Of Doors, Windows, Appliances And Other Features Are Appropriate Only. Created On Behalf Of Miller Metcalfe By Northern Property Media. Accurate To 97%.



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.