



Broadoak Road
Worsley, Manchester



Miller Metcalfe
PRESTIGE

SINCE 1891

Situated within its own private, gated grounds upon one of the areas most sought after roads in the highly desirable area of Worsley, this spectacular individual detached home of the highest calibre simply must be viewed internally to be fully appreciated. Having been bespoke built by the current owners to the most exacting of specifications, with a variety of spectacular features making this is an ideal property for someone who is looking buy something a little bit special in one of the area's most premier locations.

Standing proudly within a wonderful, private gated plot, the fabulous, exceptionally well proportioned and highly versatile living space is set over three floors and is ideally complimented by splendid well-tended landscaped gardens, remote operated underground garage and ample off road gated 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 are seldom available to buy for long. As such an early internal inspection is strongly advised to avoid disappointment.



Accommodation

The splendid accommodation comprises of a spacious, imposing yet inviting reception hall with galleried views over the lower ground floor, cloakroom/wc, wonderful principle lounge room plus a stunning and spacious open plan fitted living kitchen with a host of integrated appliances to the ground floor. On the lower ground floor, a fabulous dining area, further sitting/family room, spacious utility room and further office/bedroom can be found. On the first floor a landing, three large double bedrooms all with their own luxury en-suite facilities completes the internal living space. Externally the property is sat within a generous gated plot with private landscaped gardens, alongside a generous driveway and a unique underground garage.

Ground Floor Reception Rooms

The property is accessed by the most spectacular and beautifully presented reception hall with a bespoke staircase providing access to both the first floor and lower ground floor accommodation, providing a wonderful first impression of the house and a taste of what is yet to come. From here access can be gain to the principal lounge, a stunning room of generous proportions that has a front facing bay window, further windows to the side and French doors offering an outlook and access into the fantastic gardens, providing splendid and comfortable space for relaxing.

Cloakroom/WC and Shower Room

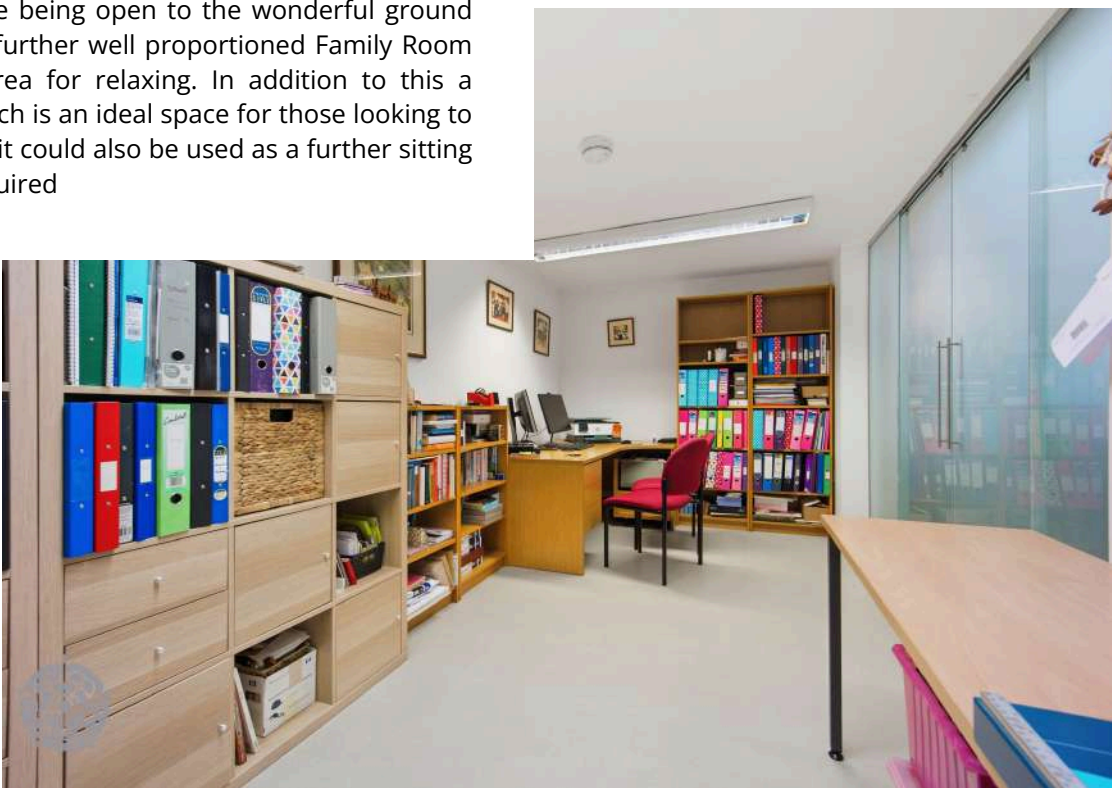
Located on the ground floor a cloakroom/wc can be found whilst on the lower ground floor, a further shower room/wc ideally services this part of the house.





Lower Ground Floor Reception Rooms

On the lower ground floor you will find the sumptuous dining area which provides an excellent space for formal entertaining. This fabulous room has a real feeling of space being open to the wonderful ground floor galleried entrance hall. A further well proportioned Family Room offers a spacious alternative area for relaxing. In addition to this a splendid office can be found which is an ideal space for those looking to work from home. Due to its size it could also be used as a further sitting room or a fourth bedroom if required

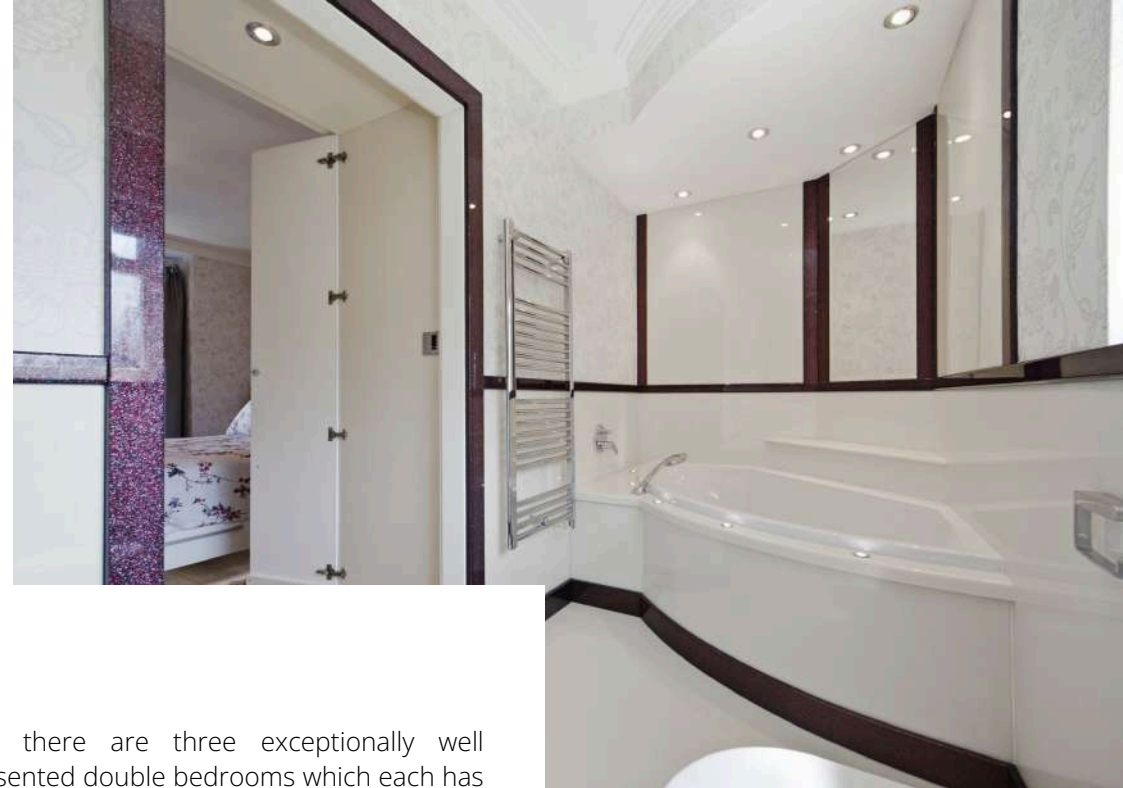




Living Kitchen and Utility Room

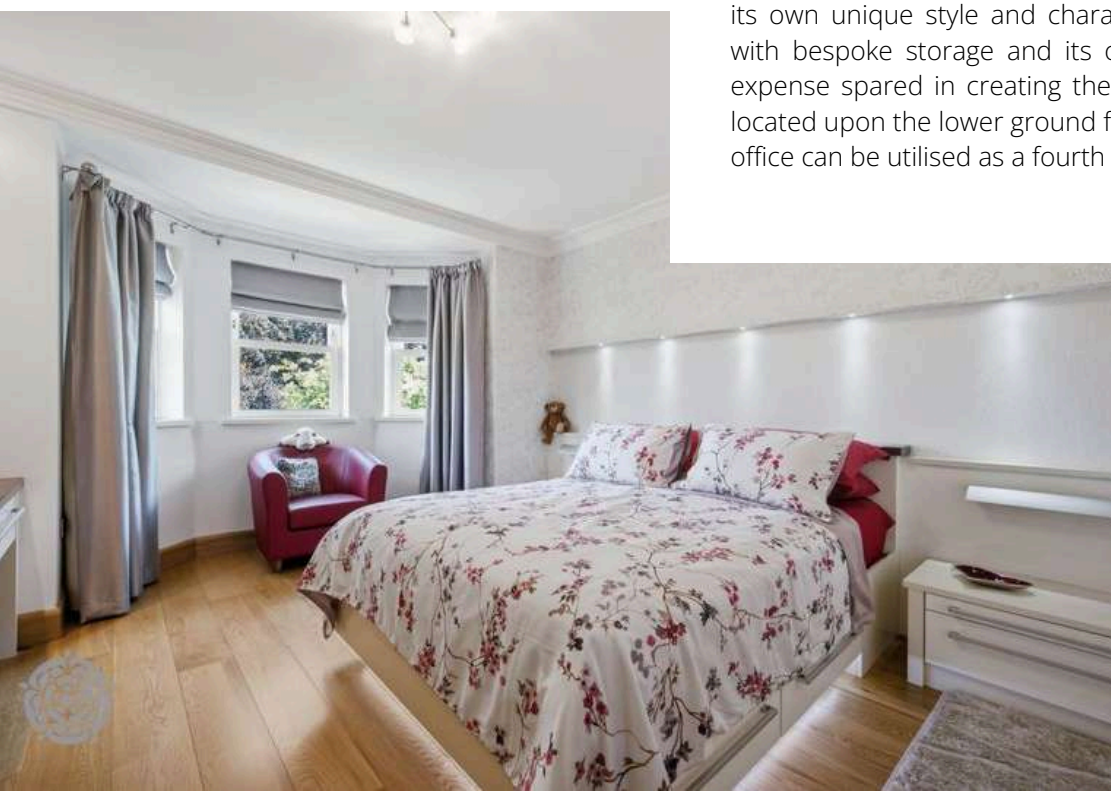
The hub of the house is the spectacular living kitchen, a breath-taking contemporary style area which is fitted with an extensive range of high quality wall and base units comprising cupboards, drawers and contrasting work surfaces complemented by high specification integrated appliances. The kitchen has windows that overlook the rear gardens that flood this impressive area with natural light and 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 and relaxing alike. This makes it ideally suited to modern living. Situated upon the lower ground floor, an over average sized utility room provides yet more convenient storage, ideal for white goods.





Bedrooms

Located upon the first floor there are three exceptionally well proportioned and beautifully presented double bedrooms which each has its own unique style and character. Each bedroom has been fitted out with bespoke storage and its own wonderful en-suite facilities with no expense spared in creating the most luxurious of space. As mentioned, located upon the lower ground floor, a versatile room currently used as an office can be utilised as a fourth double bedroom if required











Parking and Gardens

The property is situated within a generous plot that is accessed via electric remote operated gates that provide exceptional privacy and security. A driveway to the front provides ample off road parking alongside a highly unique subterranean garage which again is remote operated providing yet more secure parking. A further garage with a remote controlled electric door provides ample space for exterior storage. There are spectacular mature gardens that surround the property to all sides that have been tastefully landscaped, being private, offering excellent space for relaxing, children's play and al-fresco entertaining and simply must be viewed to be fully appreciated

Tenure

Freehold

Council Tax

Local Authority - Salford

Council Tax Band - G

Annual Council Tax Cost - £3,171

EPC

EPC Rating - C





TOTAL: 2630 sq. ft, 244 m2

LOWER GROUND FLOOR: 920 sq. ft, 85 m2, GROUND FLOOR: 829 sq. ft, 77 m2, FIRST FLOOR: 881 sq. ft, 82 m2

EXCLUDED AREAS: OPEN TO BELOW: 90 sq. ft, 8 m2, WALLS: 210 sq. ft, 20 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%.

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