



GREENLEACH LANE, ROE GREEN, WORSLEY, M28 2RT



- Commercial premises
- Currently an established butchers
- Overlooking Roe Green
- Great village location
- 2 bed apartment above
- Parking to the front & rear
- Close to A580 & the motorway
- Viewing by appointment



£350,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A rare opportunity to purchase this commercial premises, in one of the most sought-after areas, directly overlooking Roe Green. Currently the property is a long standing butchers business with a separate self-contained apartment over the first and second floors. The property is an Accrington brick built, bay fronted end of terrace, with ample off-road parking to the front and to the rear. Roe Green is a pretty village, with good local amenities, close to the motorway network with easy access to Manchester, and throughout the Northwest. to arrange a viewing please contact Cardwells estate agents, Worsley 0161 794 3434, mail@cardwell.co.uk Briefly comprising, Shop front, preparation room/kitchen, separate hallway, and a walk-in refrigerator. On the first floor, you will find a living room, kitchen, bedroom and a bathroom. On the second floor, there is a bedroom which is currently being utilised as an office. There is a garden/parking area to the front, and to the rear. There is an attached outhouse/WC, storage room and a further storage room, which houses a refrigeration unit. There is also ample parking for several vehicles.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop area: 15' 6" x 14' 0" (4.72m x 4.26m) Single glazed bay window, entrance door. Tiled floor, tiling to the walls, fitted shelving.

Preparation room: 15' 7" x 15' 4" (4.75m x 4.67m) Single glazed window, rear aspect, tiled floor, stainless steel sink unit stainless steel wash basin. Door leading to

Rear hallway: Quarry tiled floor, entrance door, side aspect, walk in refrigeration unit, a door and an enclosed staircase leads to

Walk in Refrigeration room: 8' 3" x 7' 1" (2.51m x 2.16m) Door off hallway.

First floor landing: Dado rail, doors lead to

Lounge: 15' 7" x 12' 1" (4.75m x 3.68m) 2 uPVC double glazed windows, front aspect, marble fireplace with an ornate surround, picture rail.

Bedroom 1: 15' 2" x 10' 1" (4.62m x 3.07m) uPVC double glazed window, right aspect, fitted wardrobes with overhead storage cupboards, and a matching dressing table unit.

Kitchen: 8' 10" x 5' 0" (2.69m x 1.52m) uPVC double glazed window, rear aspect, fitted wall and base units, inset stainless steel sink unit with space for a cooker, space for a washing machine and a fridge, tiling to the walls.

Bathroom: 7' 9" x 6' 1" (2.36m x 1.85m) W.C, wash hand basin and bath, window.

From the first floor landing, the staircase continues to new paragraph 2nd floor landing Dado rail, door leading to

Bedroom 2/office: 11' 11" x 10' 2" (3.63m x 3.10m) Two double glazed Velux windows, built in eaves/storage, fitted dressing table unit.

Outside: To the front, there is a paved garden/driveway. To the rear there is an attached outhouse and a separate storage room. There is a concrete hardstanding surface which provides ample parking. There is a useful storage room, containing a refrigeration unit.

Viewings: All viewings are by advance appointment, please call Cardwells estate agents 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Worsley research shows the property is Freehold.

Flood risk information: Cardwells estate agents Worsley research shows the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Worsley research shows the property is in Roe Green and Beesley Green, Salford conservation area.

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