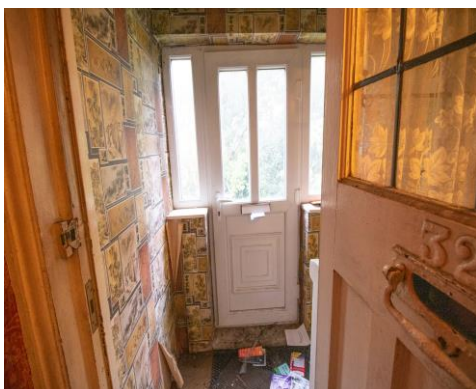




Glen Avenue, Roe Green, Worsley, Manchester, M28 2RP

**Offers in the Region Of
£275 000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! REQUIRES A FULL REFURBISHMENT AND MODERNISATION THROUGHOUT! REFLECTED IN THE PRICE! (Currently in probate status). A 3 bedroom semi detached home with a driveway and a garage located in the Roe Green area of Worsley in Greater Manchester. Briefly comprises of the following, an entrance porch, an entrance hallway, 2 reception rooms, a kitchen and a large rear garden. To the upper floor you will find 3 bedrooms, 2 double sized bedrooms and 1 single bedroom, plus a family bathroom. Double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Leasehold property with 904 years left on the lease, it appears no ground rent is payable per annum. EPC is Band G.



ACCOMMODATION

Entrance Porch 4' 5" x 4' 11" (1.35m x 1.5m)

The entrance porch to the front of the property. Fitted with a double glazed entrance door to the front aspect.

Entrance Hallway 14' 1" x 5' 10" (4.3m x 1.79m)

The entrance hallway to the front of the property.

Lounge 14' 0" x 11' 10" (4.27m x 3.6m)

A spacious lounge to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 14' 0" x 10' 11" (4.26m x 3.34m)

A spacious 2nd Reception Room to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Kitchen 17' 9" x 6' 11" (5.4m x 2.1m)

The kitchen to the rear of the property. Fitted with a double glazed window and entrance door to the rear aspect. Warmed by a gas central heated radiator.

Master bedroom 11' 4" x 11' 10" (3.45m x 3.6m)

A double sized Master bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 9' 3" x 11' 10" (2.83m x 3.6m)

A double sized bedroom to the rear of the property. Fitted with a double glazed window to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 9' 1" x 5' 11" (2.76m x 1.80m)

A single sized bedroom to the front of the property. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.



Energy rating and score

This property's energy rating is G. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

