



Mayhill Drive, Roe Green, Worsley, Manchester

- Council Tax - C
- £12 Per Annum Ground Rent
- Three Bedroom Extended Semi
- Leasehold 999 Years
- No Chain
- Desirable Roe Green Location

Offers In The Region Of £350,000

HUNTERS®

HERE TO GET *you* THERE

Mayhill Drive, Roe Green, Worsley, Manchester

DESCRIPTION

Hunters Worsley are delighted to offer for sale with no chain this extended three bedroom semi-detached home in a cul-de-sac in the heart of Roe Green Village. This property is suitable for either first time buyers or a young family perhaps looking to more space.

Internally, the ground floor, there is a welcoming hallway, large living room to the front aspect, a dining room to the rear with double doors leading to the garden and a kitchen/diner with side door to the W.C / garage.

To the first floor, there are two double bedrooms, one to the front aspect with fitted wardrobes and one to the rear overlooking the garden. There is also a third single bedroom to the rear. Three piece shower room is to the front aspect.

There are gardens to the front & rear aspect. To the front is a driveway, access to the garage and a lawn area. To the rear there is a low maintenance garden mostly laid to lawn with patio areas.

Location wise, the property is set within the leafy area of Roe Green where you will find local amenities such as a butchers, coffee shop and post office. There are plenty of green spaces to enjoy nearby with the Worsley Loopline just opposite the green. Transport links are second to none with the A580 within walking distance where you can find public transport into Manchester City Centre.

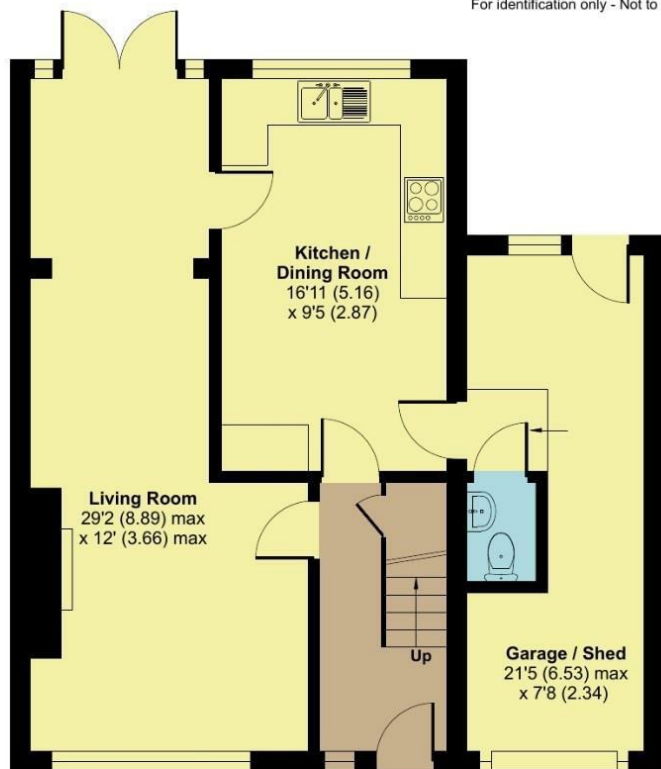




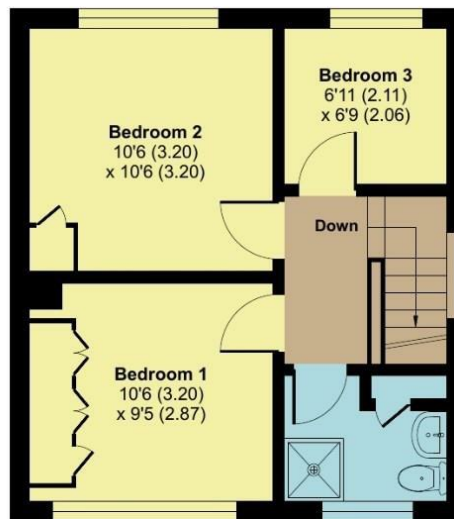
Worsley, Manchester, M28

Approximate Area = 1054 sq ft / 97.9 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR & GARAGE
APPROX FLOOR
AREA 63.7 SQ M
(686 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 34.2 SQ M
(368 SQ FT)



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 905101

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

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