

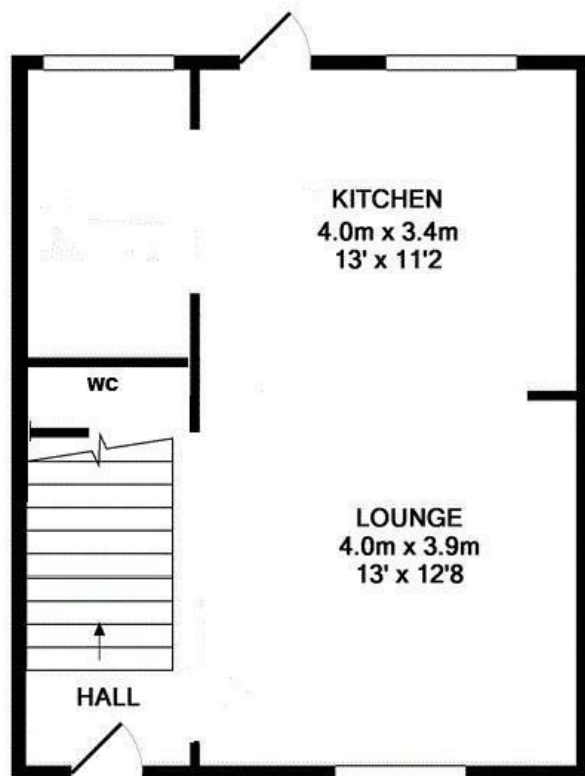


3 Bed
House
located
in Worsley

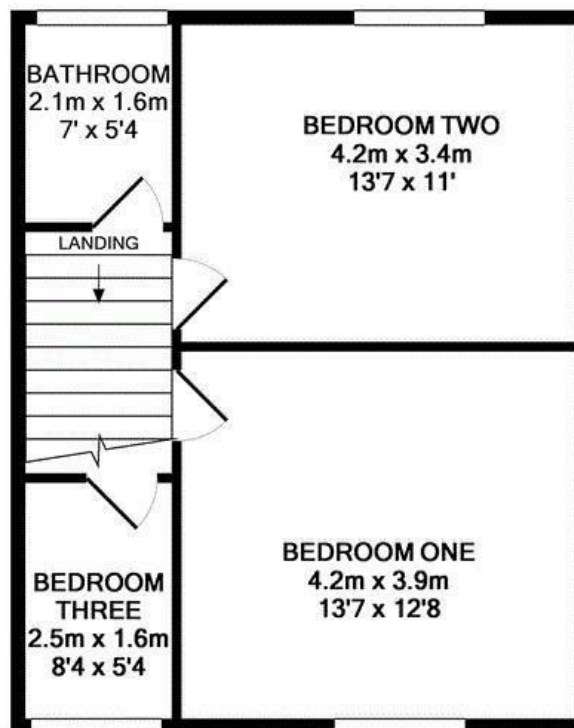
Auction Guide
£135,000



MaddoxNoel
ESTATE & LETTINGS AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 41.8 SQ.M.
(450 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 41.7 SQ.M.
(449 SQ.FT.)

TOTAL APPROX. FLOOR AREA 83.5 SQ.M. (899 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

DIRECTIONS

18 Thorpe Street enjoys excellent connectivity. The M60 and M61 motorways are just minutes away, ideal for commuters. Walkden railway station is within walking distance, offering direct trains to Manchester and Bolton. While Worsley doesn't have a tram stop, Metrolink services are easily accessed via Eccles or Cornbrook. Frequent bus routes, including the 21, 22, 33, and 35, provide regular

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