

192 Monton Road, Monton, Manchester, M30 9PY

Tel: 0161 707 7584

Email: monton.sales@ascendproperties.com,

monton.lettings@ascendproperties.com

www.ascendproperties.com

Ascend

Built on higher standards



Worsley Road, Eccles, Manchester

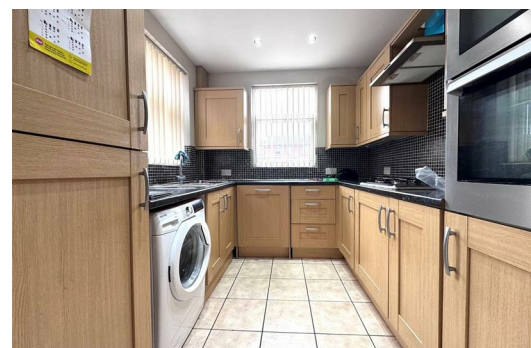
Offers Over £220,000

Nestled on the charming Worsley Road in Eccles, this delightful terraced house, built in 1932, offers a perfect blend of character and modern living. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned double bedrooms ensure a comfortable retreat, making it an ideal home. There is also a well-appointed kitchen and large modern bathroom.

Externally, the property benefits from a good-sized South-West facing garden, much bigger than what you'd typically expect from a terraced property, and as an additional bonus there is further space beyond the garden which provides off road parking, a much needed necessity. Accessed via patio doors from the dining room, the garden has the potential to be transformed into something really special and inviting.

Located in a great spot, this characteristic home is a short drive to the motorway network and within easy reach of MediaCityUK, Manchester City Centre and Intu Trafford Centre for all your amenities. Patricroft train station is less than a 10 minute walk for those requiring public transport to get into Manchester City Centre and Manchester Airport. You're also close by to both Worsley Village and Monton High Street which both have a full range of bars, shops and restaurants for you to work your way through! Or for those essential shopping items, Lidl is right on the doorstep! For those who enjoy the outdoors, The Bridgewater Canal and Worsley loom are within walking distance creating a lovely backdrop for those weekend strolls.

This terraced house presents a wonderful opportunity for anyone looking to establish their home in a well-connected and welcoming part of Eccles. With its charming features and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own. A great house, in a great spot! Contact our Monton team for more information and to book a viewing.

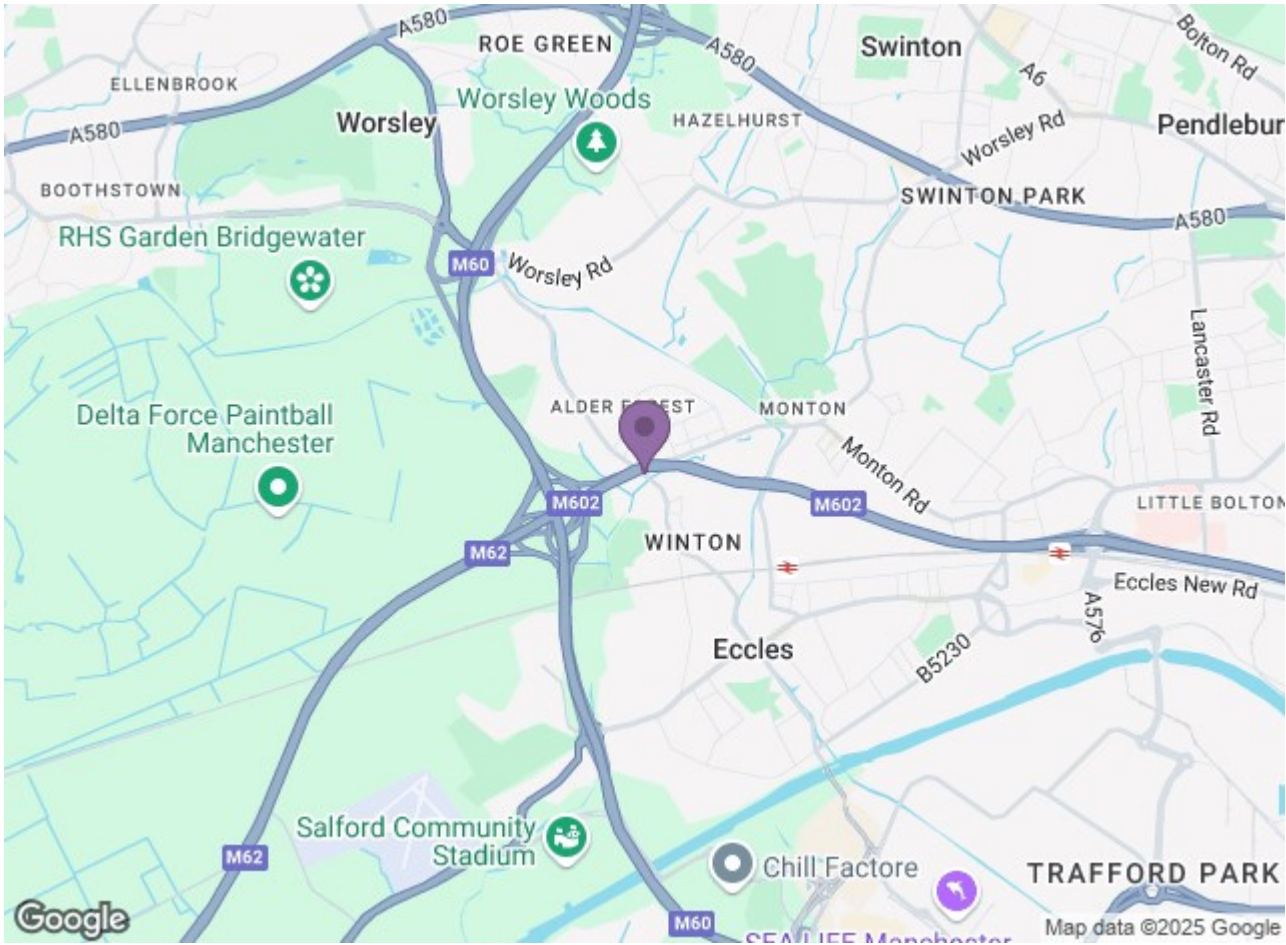


Additional Information
Tenure: Freehold
Length of Lease Remaining: N/A
Annual Ground Rent: N/A
Council Tax Band: A
EPC Rating: TBC
Ownership Amount: 100%

Important Notice
These particulars are not intended to nor do they form a contract or any part of a contract. We have taken care to describe and measure this property correctly but we do not warrant the accuracy of these particulars. Prospective purchasers should not rely upon the measurements in these particulars for any purpose. We have not tested any of the installations, appliances or systems at the property, including heating systems and appliances, gas fires, and the electrical and gas installations, accordingly we cannot warrant that these or other installations or systems at the property are in working order, properly maintained, safe to use or fit for purpose. We have not checked whether the property is connected to utility services, including mains gas, water, electricity, telephone, cable services, drainage, sewerage and so forth, nor whether such utility services are adequate or available at the property, accordingly the purchaser should take appropriate advice and satisfy themselves of these matters. Carpets, floor coverings, curtains, blinds, domestic or other equipment, satellite receiving equipment and movable items that may be in or on the property when inspected by the purchaser or their agents, are not included in the sale unless set down in the contract for sale.



253 WORSLEY ROAD
TOTAL FLOOR AREA: 764 sq ft (71.0 sq m) approx.
Measurements are taken to the internal face of the walls and are approximate. They are not intended to be used for legal purposes. The purchaser should verify the measurements by taking their own measurements. The purchaser should also verify the measurements by taking their own measurements. The purchaser should also verify the measurements by taking their own measurements.



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Band	Score	Current	Target	Band	Score	Current	Target
A	92-100			A	1-2		
B	81-91			B	3-4		
C	69-80			C	5-6		
D	55-68			D	7-8		
E	39-54			E	9-10		
F	21-38			F	11-12		
G	1-20			G	13-14		