

45 Lymefield Drive, Worsley  
£310,000



# 45 Lyme field Drive

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this fantastic, extended, semi-detached property. Nestled in a sought-after location, this exquisite 3-bedroom house exudes modern elegance.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Freehold and no onward chain!
- Modern kitchen with integrated appliances
- Stylish four piece bathroom + shower room
- Newly fitted Worcester Bosch boiler
- uPVC double glazing and fully alarmed
- Garden complete with decking and gazebo
- Driveway parking + electric garage
- Short walk to shops, bars, and restaurants
- Many local amenities & nearby primary schools







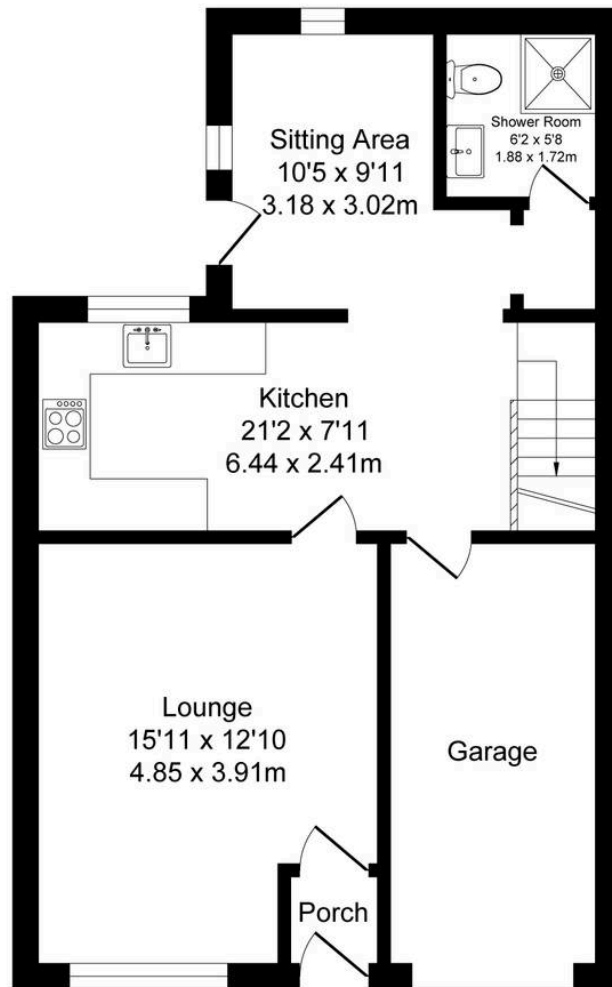




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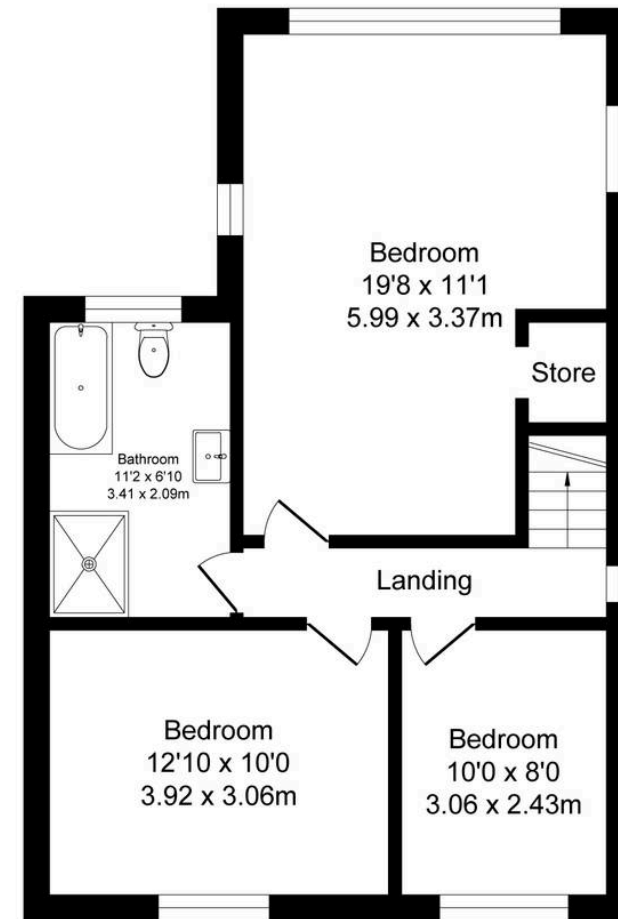
Total Approx. Floor Area 1273 Sq.ft. (118.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



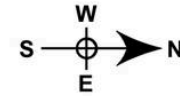
Ground Floor

Approx. Floor  
Area 664 Sq.Ft  
(61.7 Sq.M.)



First Floor

Approx. Floor  
Area 609 Sq.Ft  
(56.6 Sq.M.)







## Millbrooke Estate Agents

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