

11 Simpson Road, Worsley

In Excess of £310,000

11 Simpson Road

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this well presented and spacious, four bedroom freehold property in the heart of Boothstown.

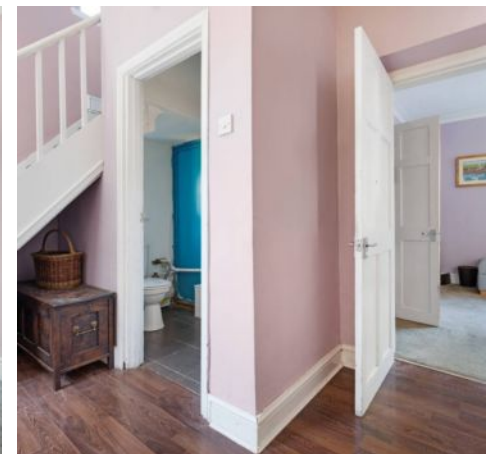
Council Tax band: B

Tenure: Freehold

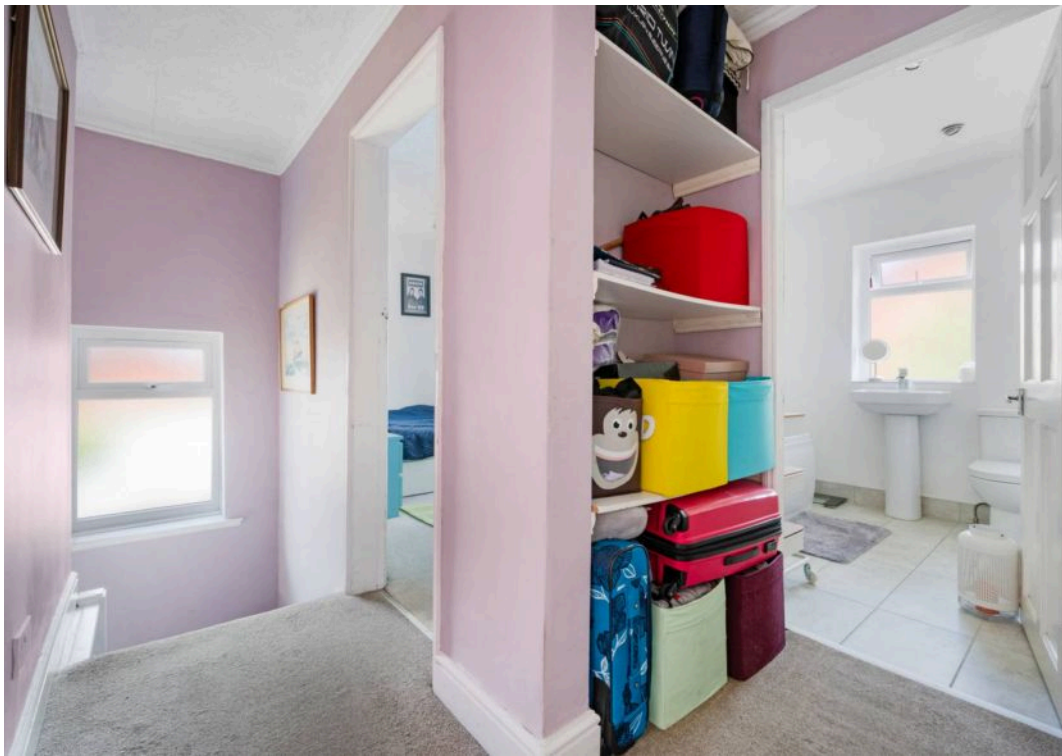
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Double Bedrooms and an Ample Sized Single Bedroom
- Desirable Location
- Newly Fitted Kitchen with Integrated Appliances
- Excellent Transport Links
- Driveway for Multiple Vehicles
- Corner Plot
- Freehold Property
- Enclosed Rear Garden
- Downstairs W/C
- New Roof and New Windows Throughout



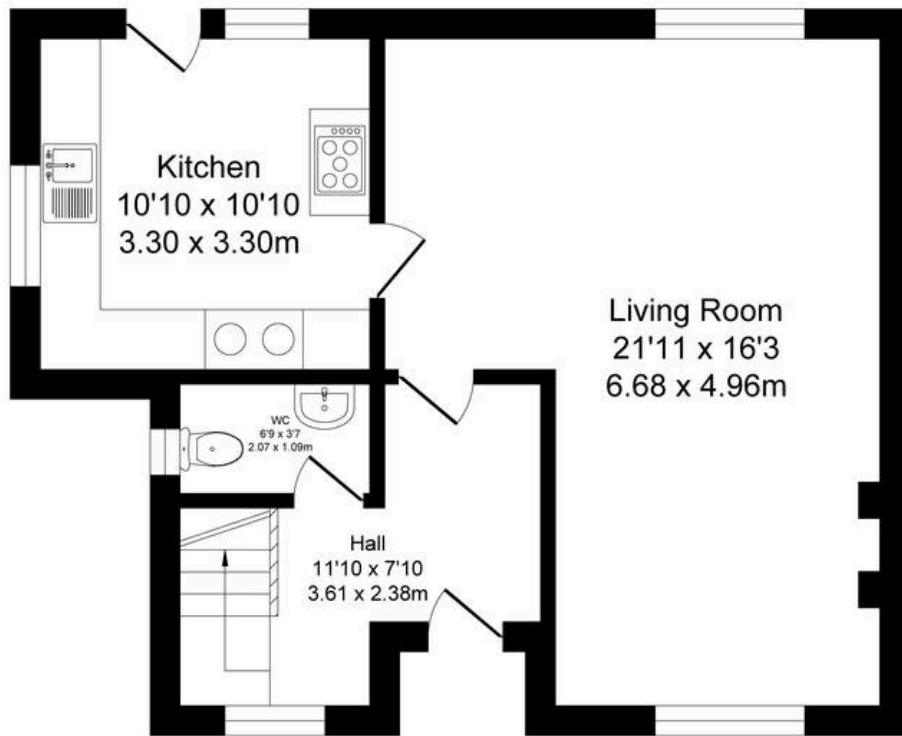




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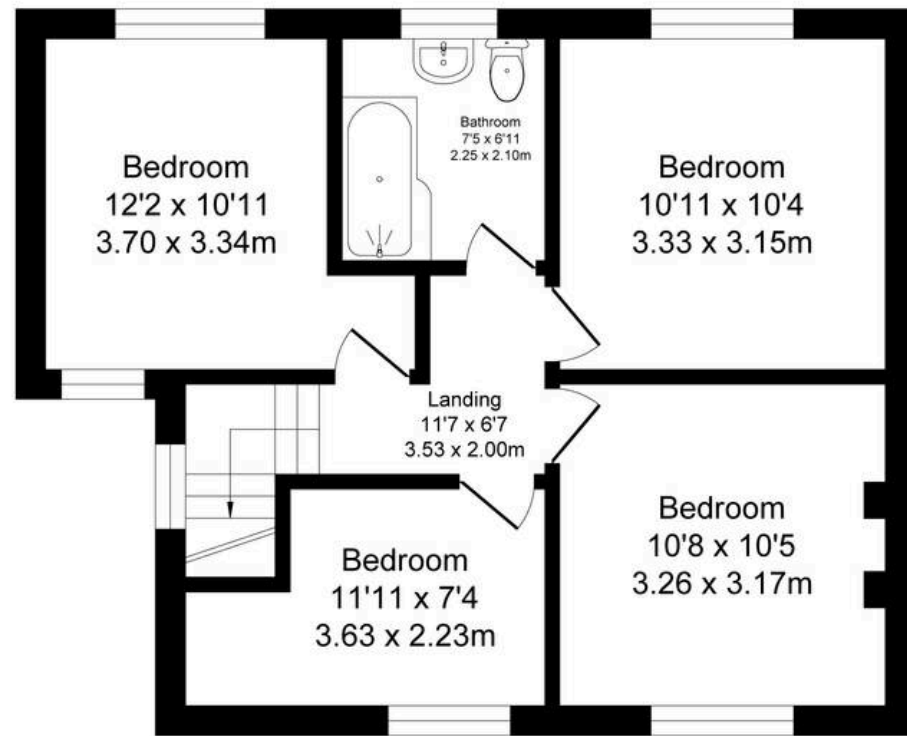
Total Approx. Floor Area 1089 Sq.ft. (101.2 Sq.M.)

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.



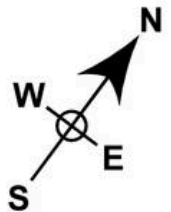
Ground Floor

Approx. Floor
Area 536 Sq.Ft
(49.8 Sq.M.)



First Floor

Approx. Floor
Area 553 Sq.Ft
(51.4 Sq.M.)





Millbrooke Estate Agents

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