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Hilton Lane, Worsley

Auction Guide £180,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £180,000* BIDDING CLOSSES 21 APRIL 3PM * FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

This traditional three-bedroom mid-terrace property is well presented throughout and offers generous, well-proportioned accommodation.

Set back from the road, the home welcomes you with a superb entrance hallway leading to a spacious lounge and a large open-plan dining kitchen. The modern fitted kitchen provides ample storage and workspace, creating a perfect setting for both everyday living and entertaining. A convenient ground floor WC and access to the rear garden complete the ground floor layout.

To the first floor are three well-sized bedrooms, all thoughtfully arranged and complemented by a stylish contemporary shower room.

Externally, the property benefits from a palisade front garden and a generous, mature rear garden offering excellent outdoor space.

Ideally located, the property enjoys easy access to local shops, bus routes and major commuter links, including rail connections into Manchester. Walkden Town Centre, with its range of shops and supermarkets, is also within walking distance.

KEY FEATURES

- AUCTION
- GREAT OPPORTUNITY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BAY FRONTED TERRACE
- CLOSE TO AMENITIES
- PRIVATE REAR GARDEN
- DOWNSTAIRS W/C
- FREEHOLD







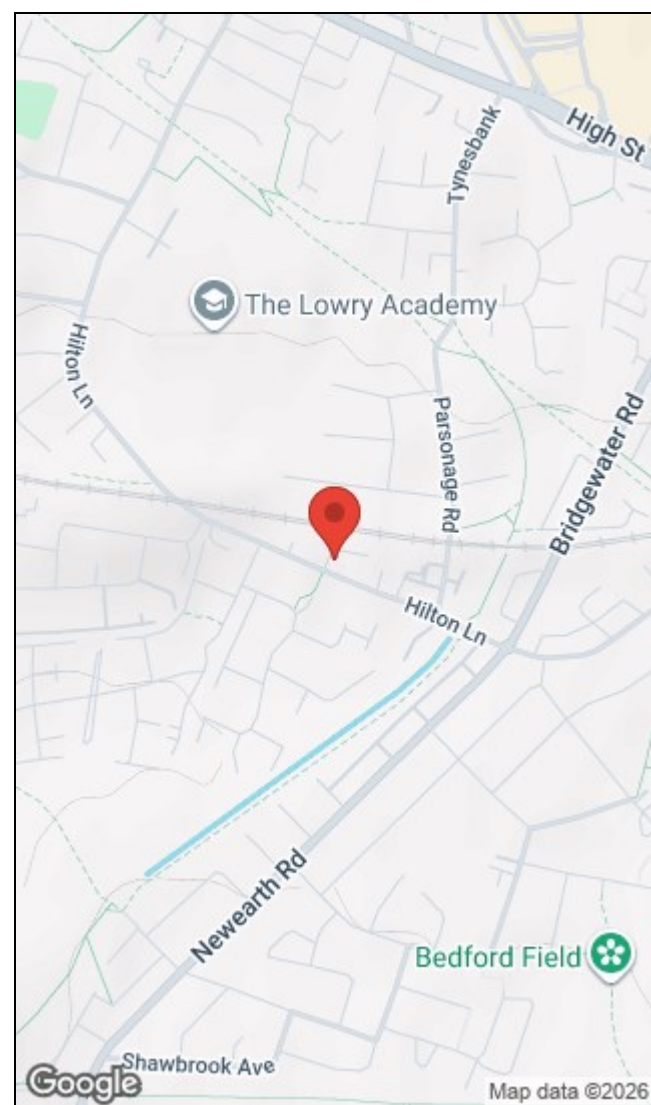


Ground Floor
Floor area 60.2 sq.m.
(648 sq.ft.)

First Floor
Floor area 53.8 sq.m.
(580 sq.ft.)

Total floor area: 114.1 sq.m. (1,228 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
89		72	
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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