



13 Worcester Road, Wardley

**Miller Metcalfe**  
*Every step of the way*

# 13 Worcester Road

Wardley, Manchester

\* For sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee \*

\* No Chain Involved - Splendid Semi-Detached Home, Three Good Sized Double Bedrooms, Generous Lounge and Fitted Kitchen, Three Piece Bathroom and Separate Cloakroom/WC, Private Gardens, Ample Driveway Parking and Garage, Situated within a Popular and Highly Convenient Location, Early Viewing Strongly Advised \*

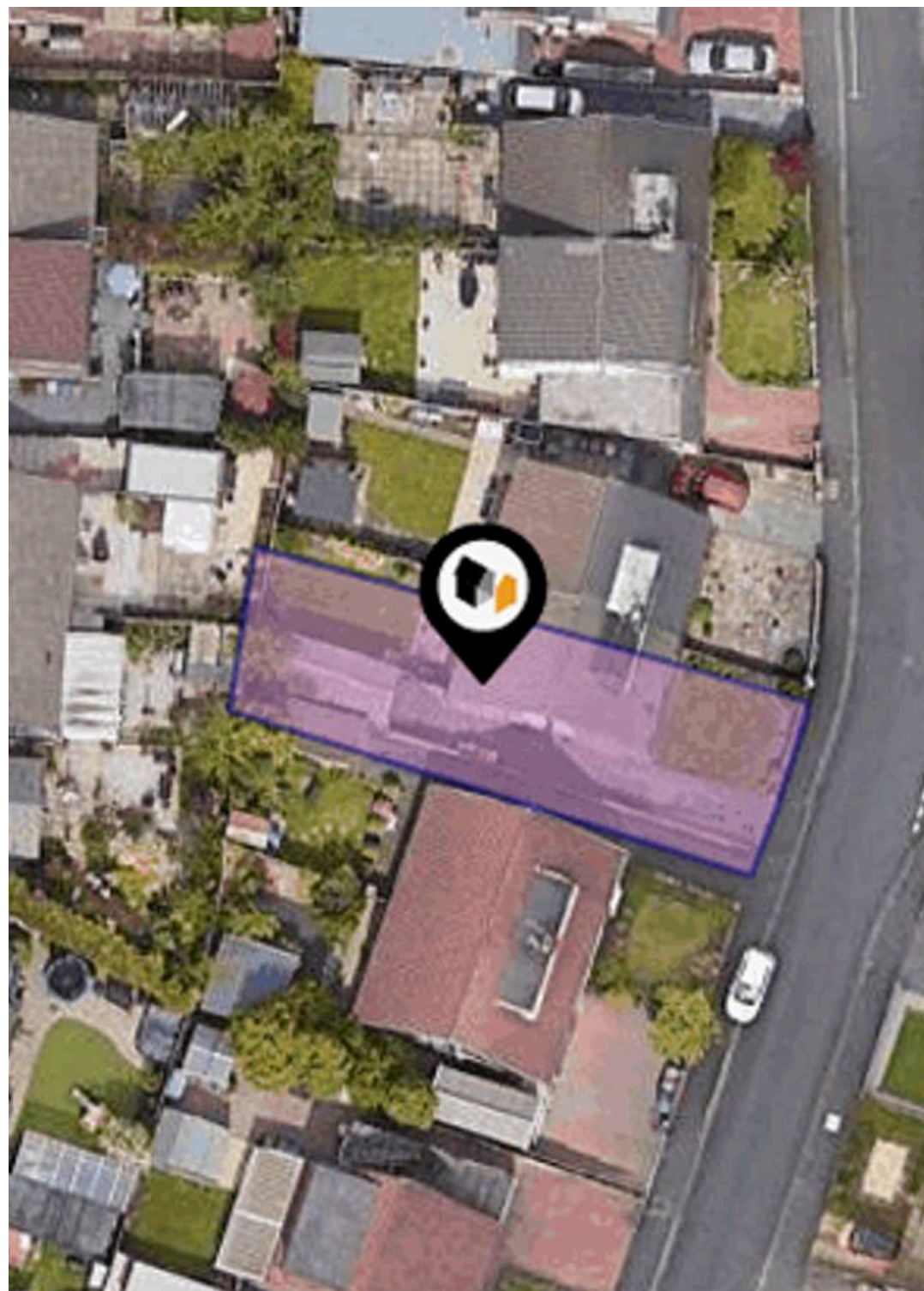
This wonderful semi-detached true bungalow is located within the popular area of Wardley in Swinton. This property is available with immediate vacant possession and offers well-proportioned and versatile living space over two floors that must be seen in person to be fully appreciated.

The accommodation comprises an entrance lobby, inviting entrance hall, superb lounge with feature fireplace, a fitted kitchen, two good sized double bedrooms plus a cloakroom/wc to the ground floor. On the first floor, a landing, a large master bedroom, a three piece bathroom completes the internal living space. Access into the roof eaves provides extensive storage and potential for further conversion if required (subject to relevant planning/building consent).

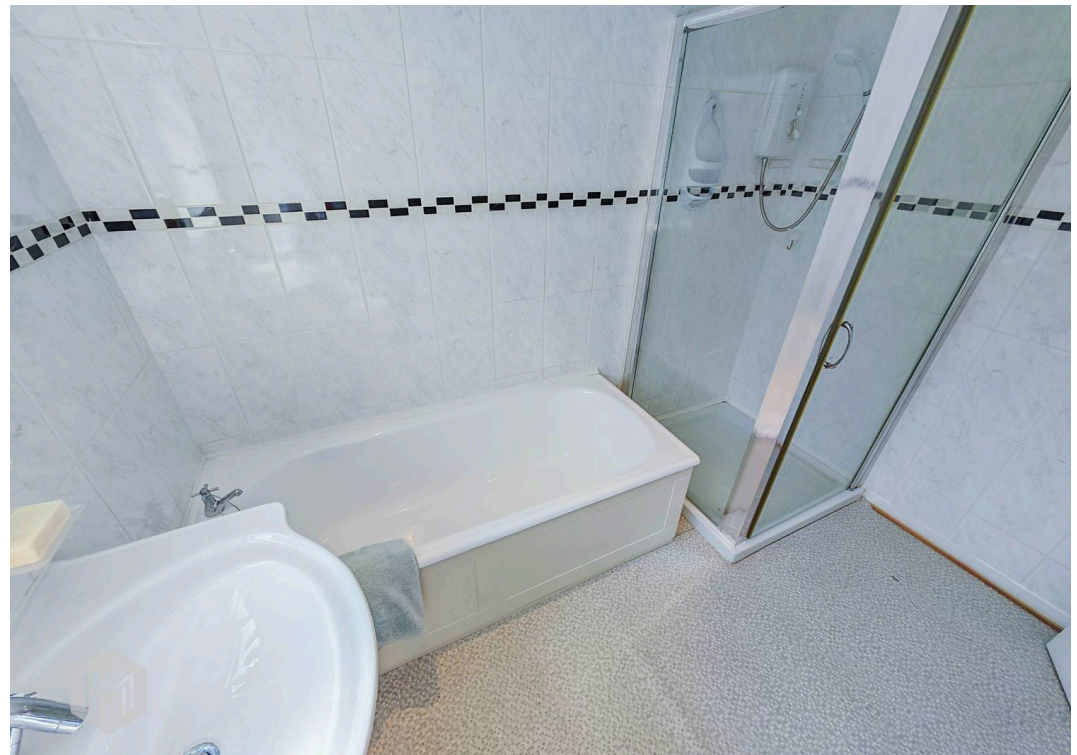
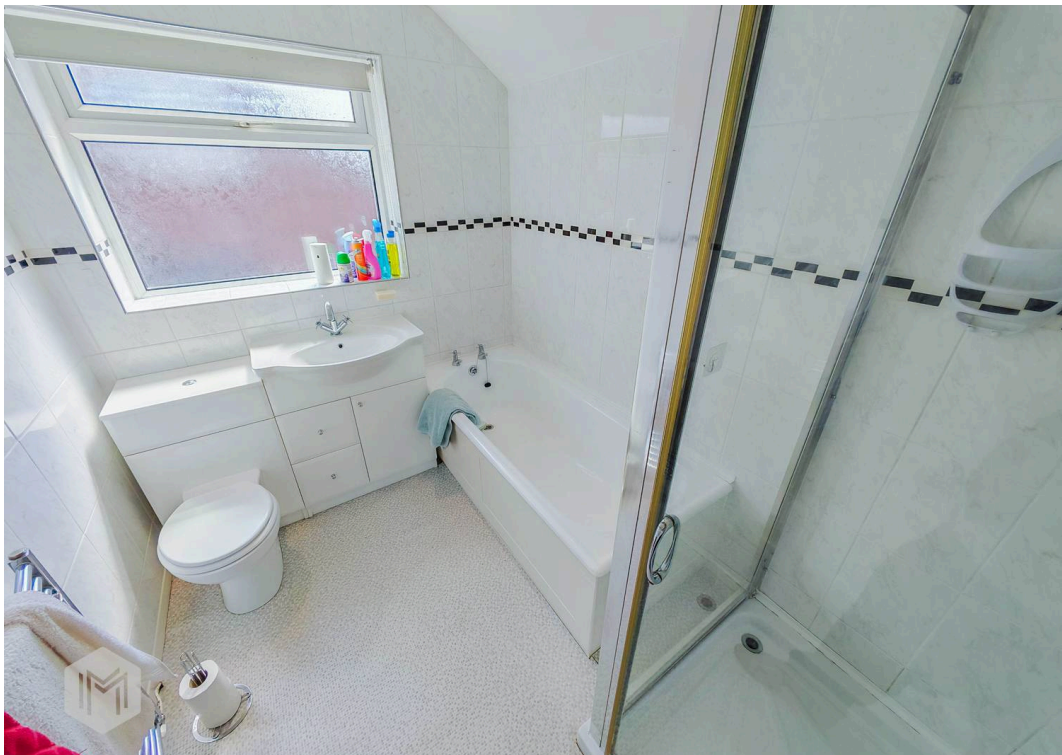
Outside the property is garden fronted with a driveway and garage provide ample off road parking. The rear gardens are private, offering excellent space for relaxing, children's play and al-fresco entertaining.

The location is within easy access to the many local shops and amenities Swinton and Walkden has to offer as well as being ideally placed for highly renowned schooling. It is also ideal for access to major transport links including Moorside railway station, making it ideal for those looking to commute into Manchester City Centre, Salford Quays and across the North West.

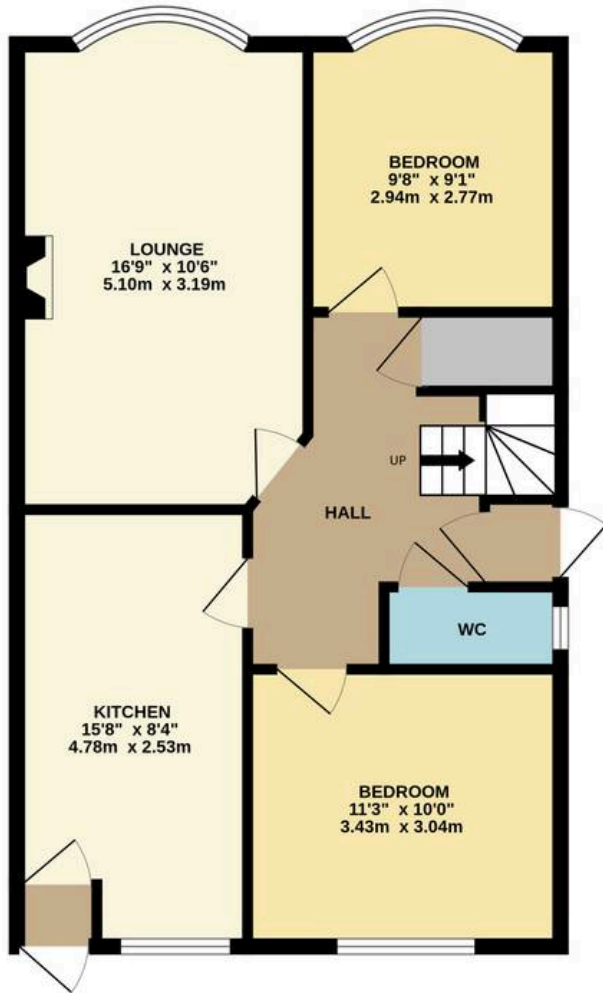
Although requiring some modernisation, this property offers excellent potential for further improvement. Rarely do homes of this type remain on the market for long, especially at such an attractive price and with the added benefit of No Chain. As such, an early internal viewing is strongly advised to avoid disappointment.



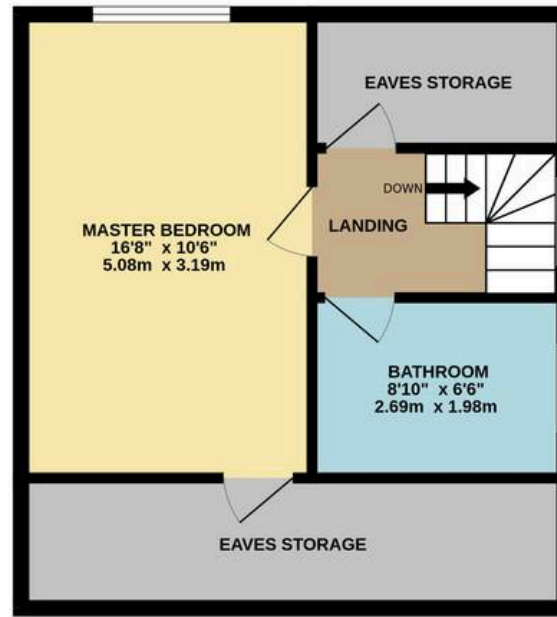




GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
147 sq.ft. (13.6 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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