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# Hilton Lane, Worsley

## Auction Guide £180,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £180,000\* BIDDING CLOSES (TBC)\* 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







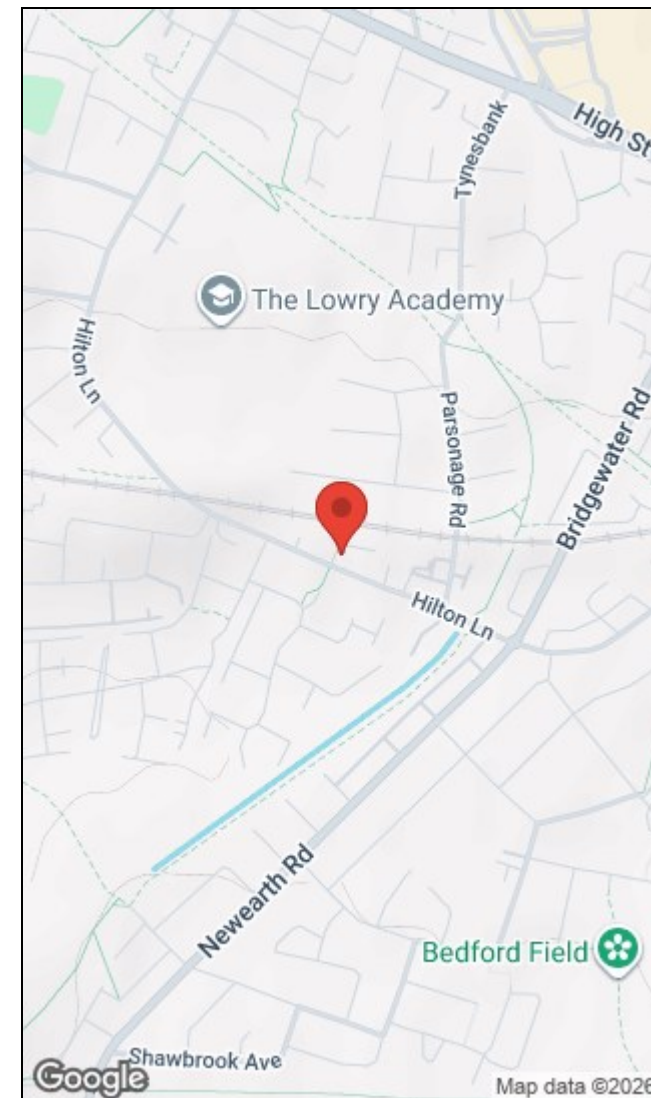








This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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