



Old Clough Lane
Worsley

Miller Metcalfe
Every step of the way

Old Clough Lane

Worsley

Terraced



3



1

EPC Rating - D

*** No Chain Involved - Superb Extended Period End Terraced Home, Offering Exceptionally Well-Proportioned Accommodation, Gardens Front and Rear, Situated in a Popular Residential Location, Excellent Potential for Improvement, Early Viewing Strongly Advised to Avoid Disappointment ***

This is a wonderful character home offers exceptionally well-proportioned and highly versatile living space that is ideally suited to modern family living, alongside gardens to both the front and rear and must be seen in person to be fully appreciated.

The splendid accommodation includes an entrance lobby, spacious lounge, separate dining room, a fitted kitchen and a cloakroom/wc to the ground floor. On the first floor a landing, three bedrooms plus a four-piece bathroom completes the internal living space. The property is garden fronted whilst to the rear, further gardens can be found.

Located in the highly favoured area of Worsley, the property sits within easy access to a host of amenities and is well placed for major transport links, including the M61 and M60 motorway networks, making it ideal for commuting into Manchester and across the Northwest.

Although requiring some cosmetic modernisation, there is excellent potential for improvement. Rarely do homes of this type come to the market and tend not be available to buy for long, especially at such an attractive price. With the added benefit of No Chain involved, an early viewing is strongly advised to avoid disappointment.

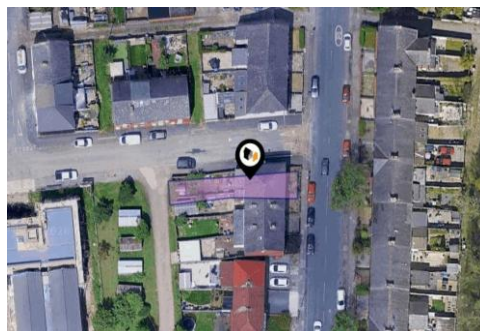
- TENURE
Freehold

- LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band A - £1,635 Per Year

- FLOOD RISK
Very Low

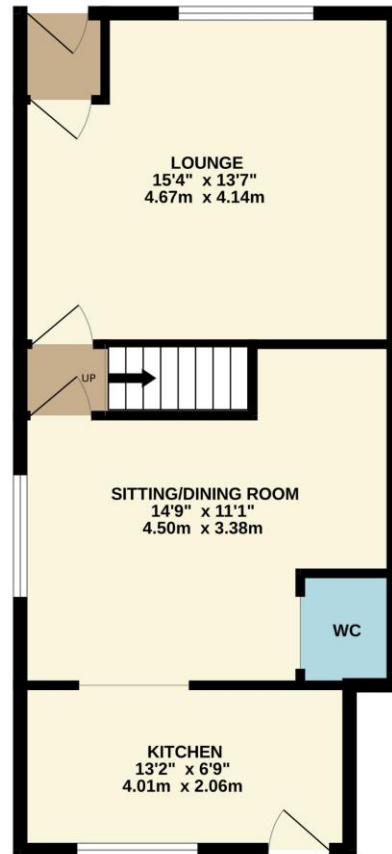
- BROADBAND
Basic - 15 Mbps
Superfast - 64 Mbps
Ultrafast - 1,800 Mbps

- SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes

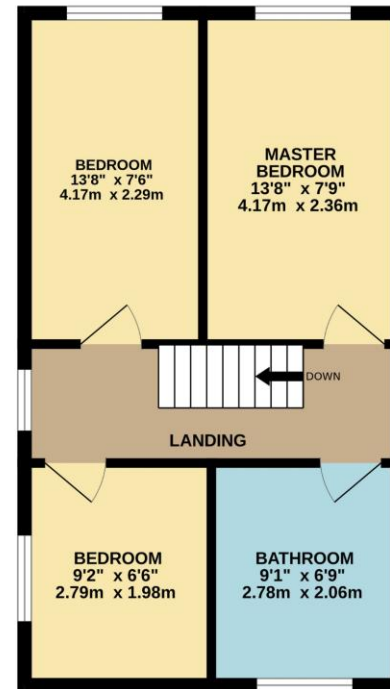




GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (86.9 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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