



47 Cecil Street, Worsley

Offers Over £160,000

Miller Metcalfe
Every step of the way

47 Cecil Street

Worsley, Manchester

* Being Sold with No Onward Chain - Calling All First Time Buyers and To Let Investors *

Simply Must Be Viewed Internally to be Fully Appreciated - Superb Traditional Extended Terraced Home Including Two Good Sized Double Bedrooms, Attractive Lounge plus a Modern Fitted Dining Kitchen, Utility Room and Ground Floor Cloakroom/WC, Splendid Three Piece Bathroom, Attractive Private Garden to the Rear, Situated within a Popular and Convenient Residential Location, Early Viewing Strongly Advised

Situated within a popular and highly convenient setting close to Walkden Town Centre, this wonderful traditional terraced home offers generous, versatile accommodation and over average sized private outside space that is ideally suited to modern lifestyles. This fabulous property simply must be seen in person to be fully appreciated. Having been extended to the ground floor, the accommodation comprises an entrance vestibule, splendid lounge, a modern fitted dining kitchen with integrated appliances, a separate utility room, cloakroom/wc, first floor a landing, two good sized double bedrooms plus a wonderful modern three piece bathroom which completes the internal living space.

Outside the property to the rear an attractive garden can be appreciated that offers excellent space for relaxing, children's play and al-fresco entertaining, being private and not overlooked. The location is within easy access to the many shops and amenities Worsley, Walkden, Swinton and the surrounding areas has to offer and is well placed for renowned schooling. The property is well placed for access into Manchester city center alongside further major transport links including being within east walking distance to Walkden railway station, making it ideal for those looking to commute across the North West.

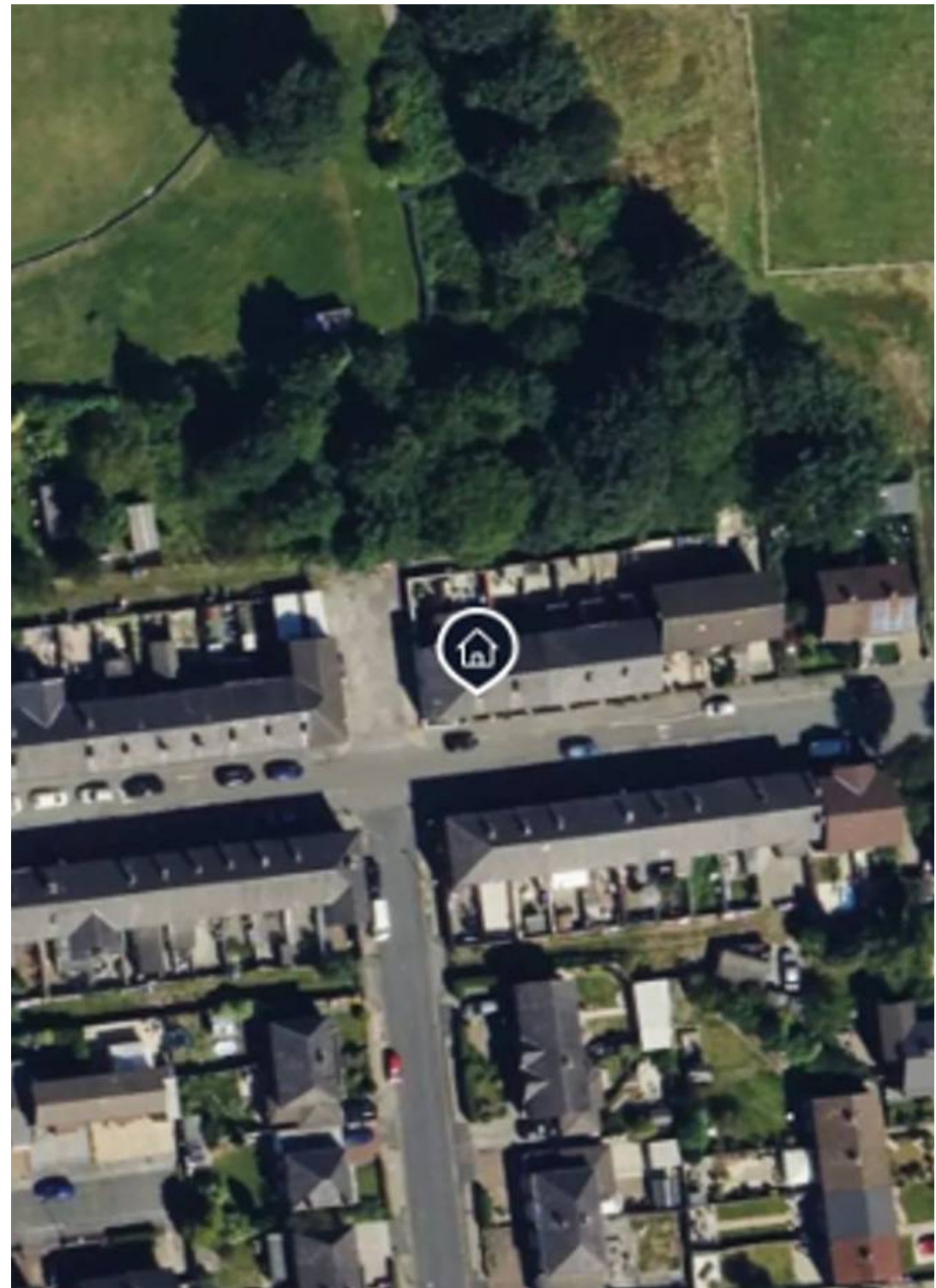
Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain involved. As such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

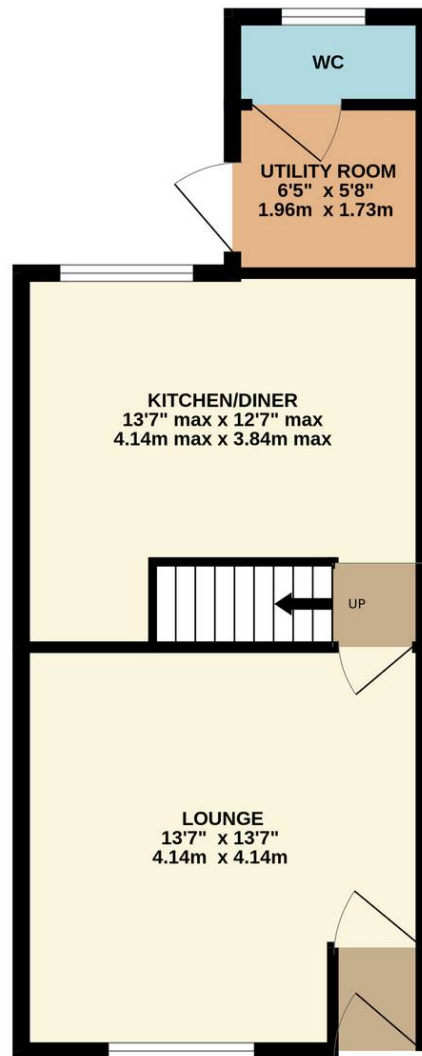




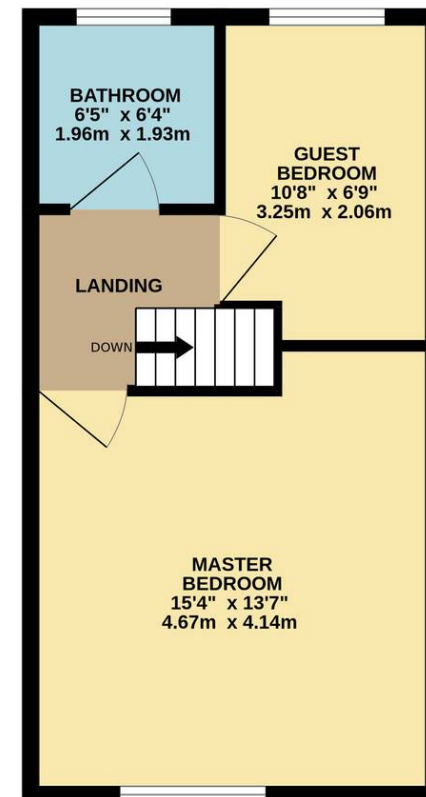




GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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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