



Roe Green, Manchester

, M28 2RN

£4,500 Per Calendar



Roe Green, Manchester

DESCRIPTION

IDEALLY POSITIONED IN A VERY DESIRABLE WORSLEY LOCATION & MUST BE SEEN TO BE FULLY APPRECIATED FANTASTIC FAMILY HOME. The ground floor consists of a bright, welcoming hallway, fitted modern kitchen/diner, 2 reception rooms plus a study and a utility room. Downstairs Shower Room. 5 double bedrooms of which 2 have en suites plus a family bathroom with separate shower cubicle. The property also benefits from off road parking for multiple cars along with well maintained gardens to the front and rear. Situated close to many local amenities and EXCELLENT LINKS to Salford & Manchester, THE PHOTOGRAPHS SPEAK FOR THEMSELVES BUT THE PROPERTY MUST BE SEEN TO BE APPRECIATED



ROOMS



Roe Green, Worsley, Manchester, M28

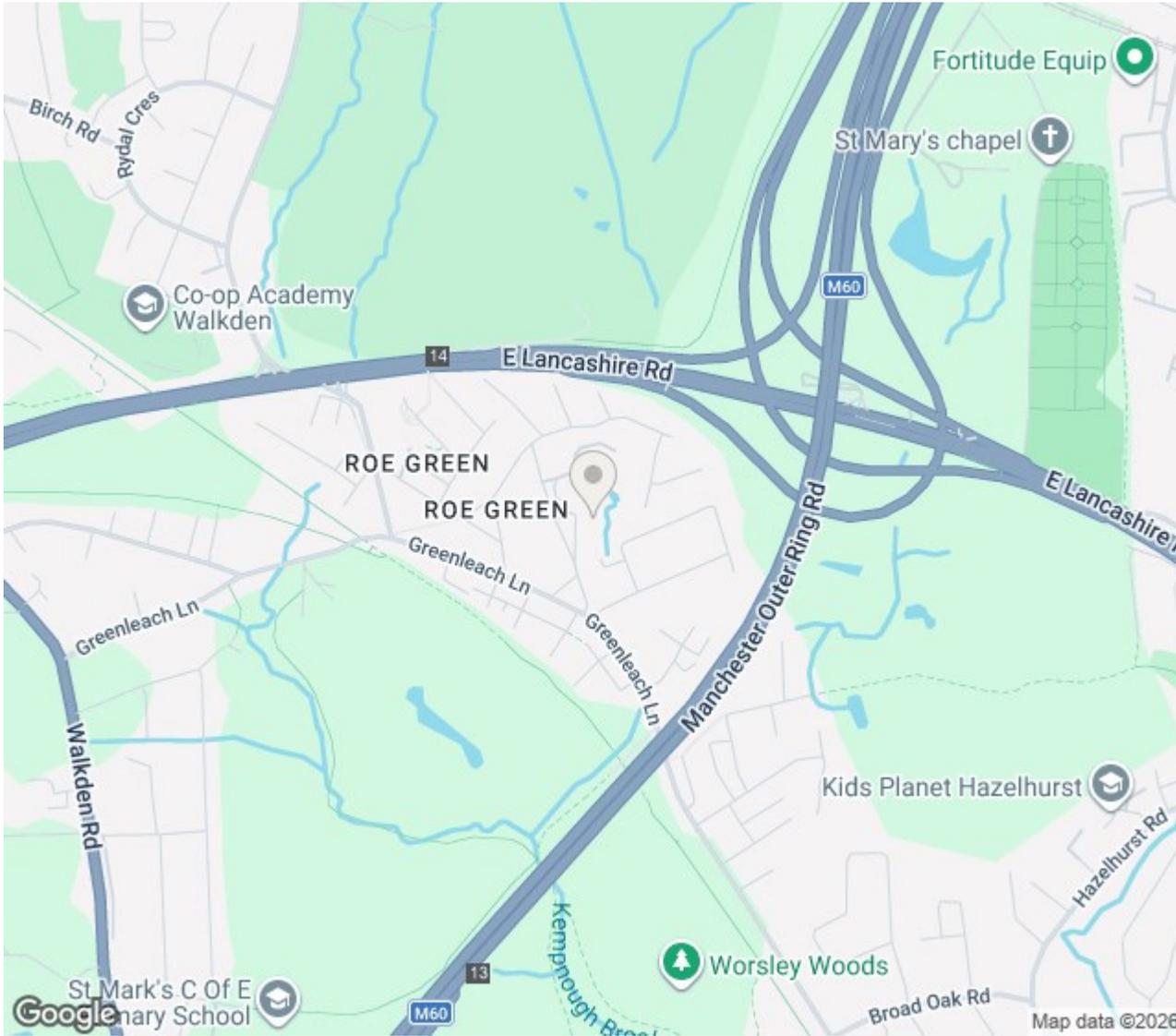


APPROX. GROSS INTERNAL FLOOR AREA 2613 SQ FT 242.7 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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ENERGY PERFORMANCE CERTIFICATE

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

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.