



18 Roe Green, Worsley  
£339,995

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

# 18 Roe Green

Worsley, Manchester

- **Stunning Extended Two Bedroomed Period Cottage Situated at the Heart of the Picturesque Roe Green in the Much Sought After Area of Worsley, Two Good Sized Bedrooms and Two Reception Rooms, Landscaped Gardens, Garage, Early Viewing Strongly Advised \***

This beautiful home has been extended to the ground floor and is exceptionally well presented throughout, combining spectacular period charm along with a cutting edge contemporary finish that must be seen in person to be fully appreciated.

The well-proportioned and versatile living space comprises an entrance porch, superb lounge with feature fireplace, wonderful modern fitted kitchen with a host of integrated appliances which is open plan to a fabulous sitting/dining area to the ground floor. On the first floor there is a landing, two good sized bedrooms plus a modern four piece bathroom/wc completes the internal living space. The property is garden fronted with views over the green whilst fabulous private gardens to the rear have been tastefully landscaped offering excellent outdoor space, ideal for relaxing, children's play and alfresco entertaining. A garage provide secure off road parking and useful exterior storage space.

The location of Roe Green is highly regarded, being steeped in history and offering exclusive surroundings, also being well placed for local amenities including well renowned public and private schooling, local boutique shops, restaurants, bars and eateries, as well as a host of beautiful canal side and woodland walks, whilst the RHS Bridgewater and Monton Village are also within close proximity. The location is well place for major transport links making it ideal for access into Manchester City Centre, Media City, the Trafford Centre and across the Northwest.

Homes as fabulous as this rarely remain on the market for long and an early viewing is strongly advised to avoid disappointment.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

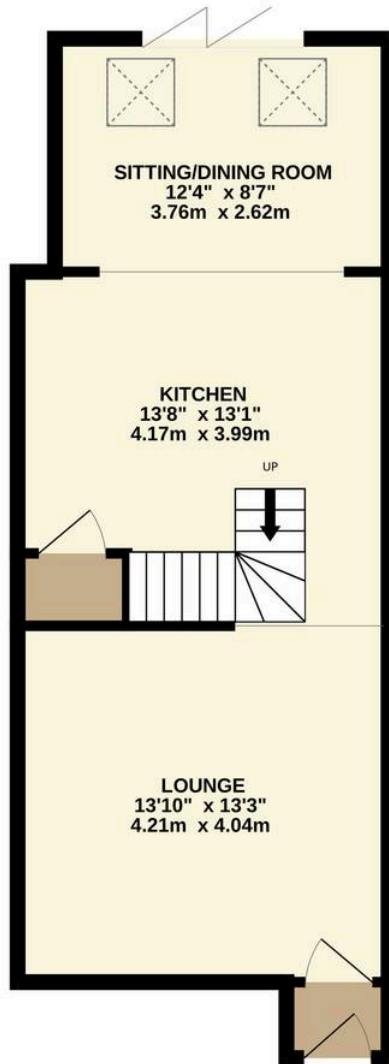




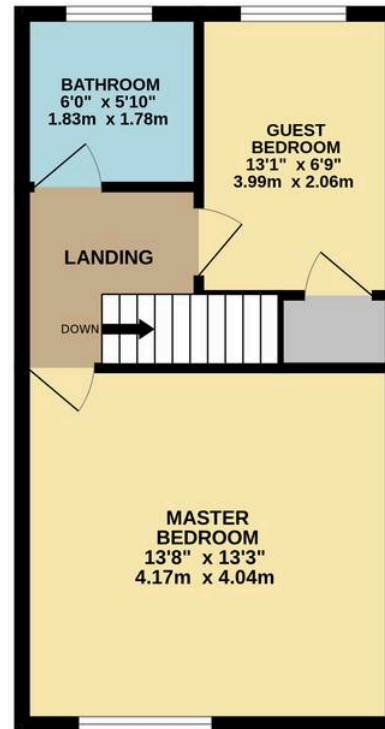




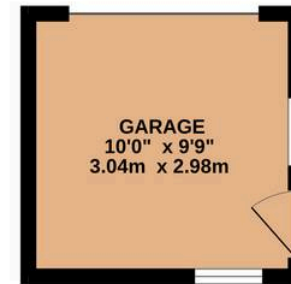
GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.9 sq.m.) approx.



GARAGE  
97 sq.ft. (9.0 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.7 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.

Made with Metropix ©2026



## Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • [worsley@millermetcalfe.co.uk](mailto:worsley@millermetcalfe.co.uk) • [millermetcalfe.co.uk/](http://millermetcalfe.co.uk/)

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