



Manchester Road

Worsley

Miller Metcalfe
Every step of the way

Manchester Road

Worsley

Terraced  2  1 EPC Rating - D

*** Calling All First Time Buyers and To Let Investors - No Chain Involved ***

Simply Must Be Viewed - Superb Traditional Terraced Home with Two Good Sized Double Bedrooms, Two Reception Rooms, Modern Fitted Kitchen, Splendid Three-Piece Bathroom and Attractive Gardens to the Rear, Situated within a Popular and Convenient Residential Location - Available with Immediate Vacant Possession - Early Viewing Strongly Advised ***

Situated within a popular and highly convenient setting, this wonderful traditional terraced home offers generous, versatile accommodation and over average sized outside space that is ideally suited to modern lifestyles. This fabulous property simply must be seen in person to be fully appreciated.

The accommodation comprises an entrance lobby, splendid lounge, separate spacious sitting/dining room and a modern fitted kitchen to the ground floor. On the first floor a landing, two good sized double bedrooms plus a wonderful three-piece bathroom can be found whilst a generous and highly versatile attic room completes the internal living space. Outside to the rear of the property attractive gardens can be appreciated that offers excellent space for relaxing, children's play and al-fresco entertaining.

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 centre alongside further major transport links making it ideal for those looking to commute across the Northwest.

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.

• **TENURE**
Leasehold
999 Year Lease - 842 Years Remaining
Start Date 27.08.1869 - End Date - 24.06.2868

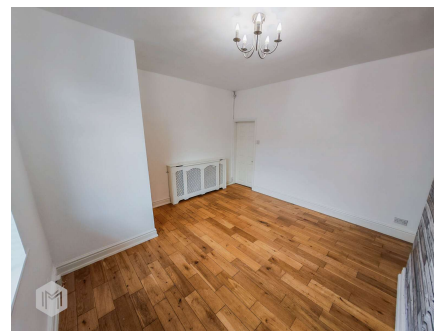
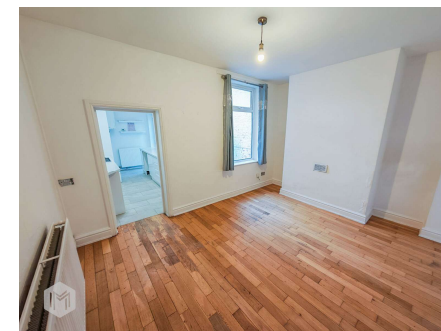
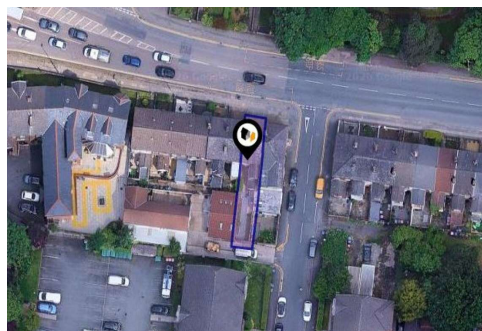
• **SATELLITE/FIBRE TV AVAILABILITY**
BT - Yes
Sky - Yes
Virgin - Yes

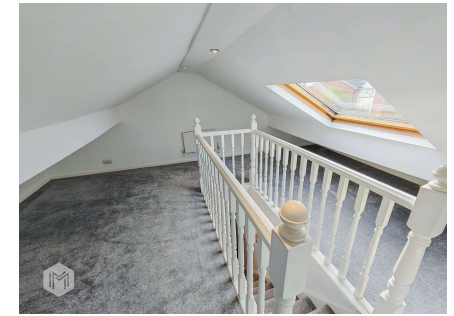
• **GROUND RENT**
To Be Confirmed

• **LOCAL AUTHORITY AND COUNCIL TAX**
Salford - Band A - £1,729 Per Year

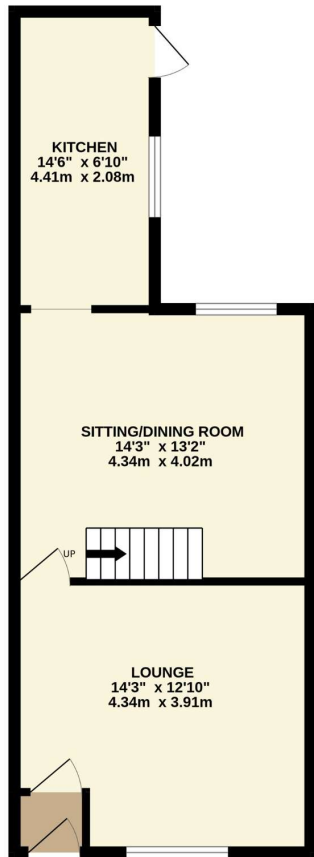
• **FLOOD RISK**
Very Low

• **BROADBAND**
Basic - 17 Mbps
Superfast - 80 Mbps
Ultrafast - 1,800 Mbps

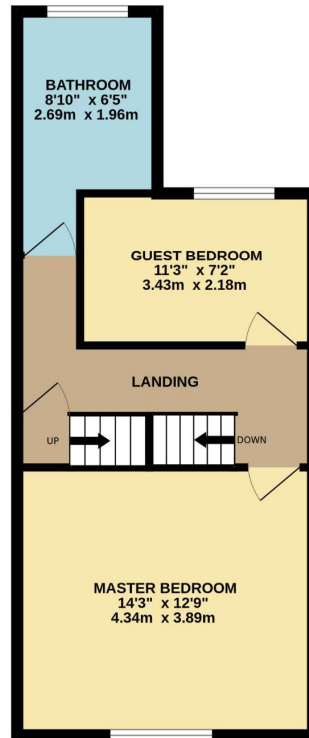




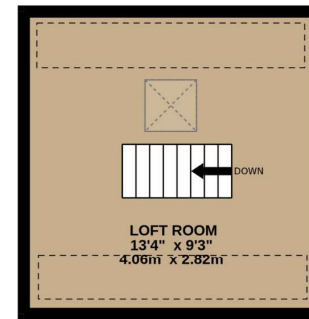
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.