



78 Holyoake Road, Worsley

Offers Over £170,000

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78 Holyoake Road

Worsley, Manchester

Situated on a peaceful and sought-after residential road in Worsley, this two-bedroom semi-detached home on Holyoake Road offers an exciting opportunity for buyers looking for a renovation project. With excellent local amenities nearby, easy access to Manchester Road in Walkden, quick links to the East Lancs, and Walkden's bus and train connections only a short walk away.

The property is approached via a driveway to the side, with the added benefit of a garage, front garden and enclosed rear garden. Internally, the accommodation is arranged over two floors and offers a practical layout with plenty of scope to reimagine and modernise throughout.

To the ground floor, you are welcomed into a porch leading into the living room, which opens through to the dining room, creating a sociable and flexible space. From there, a door leads into the kitchen, completing the downstairs layout. Upstairs, there are two well-proportioned bedrooms, with built-in storage units, along with a family bathroom.

This property presents a superb blank canvas. This would make an excellent project for a young family wanting to create a home to their own specification, or for an investor seeking a strong buy-to-let opportunity in a popular and well-connected location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

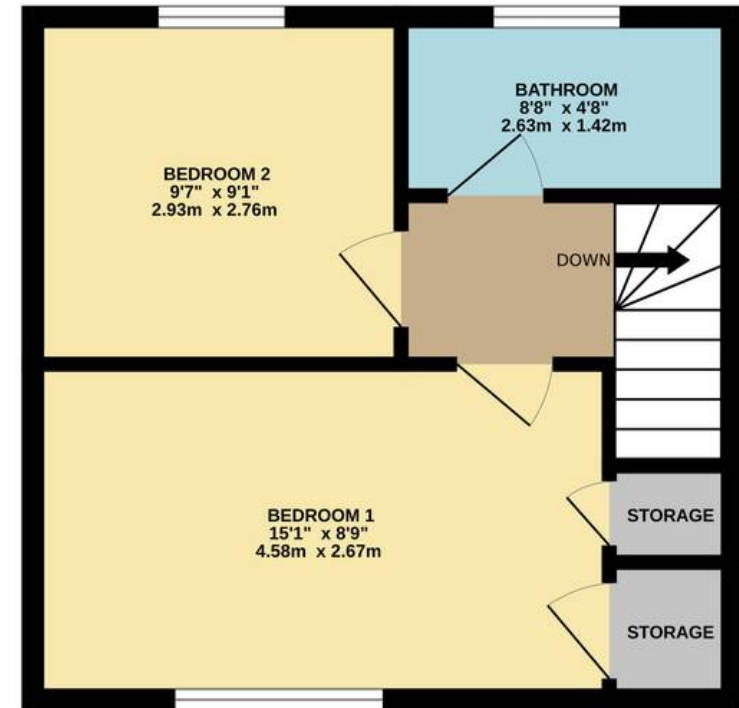




GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.1 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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