



12 Millcrest Close, Worsley

Offers Over £260,000

Miller Metcalfe
Every step of the way

12 Millcrest Close

Worsley, Manchester

* Calling All First Time Buyers and To Let Investors -

Internal Viewing A Must - No Chain Involved *

Superb Modern Mews Style Town House With Well Proportioned Living Space, Beautifully Presented Throughout, Attractive Landscaped Gardens to the Rear and Allocated Parking, Situated within a Popular and Highly Convenient Boothstown Location Within Easy Access to Manchester City Centre, Early Viewing Strongly Advised ***

Situated upon a popular development of similar homes in the much sought after and highly convenient location of Boothstown in Worsley, this wonderful home offers fabulous well-proportioned living space that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

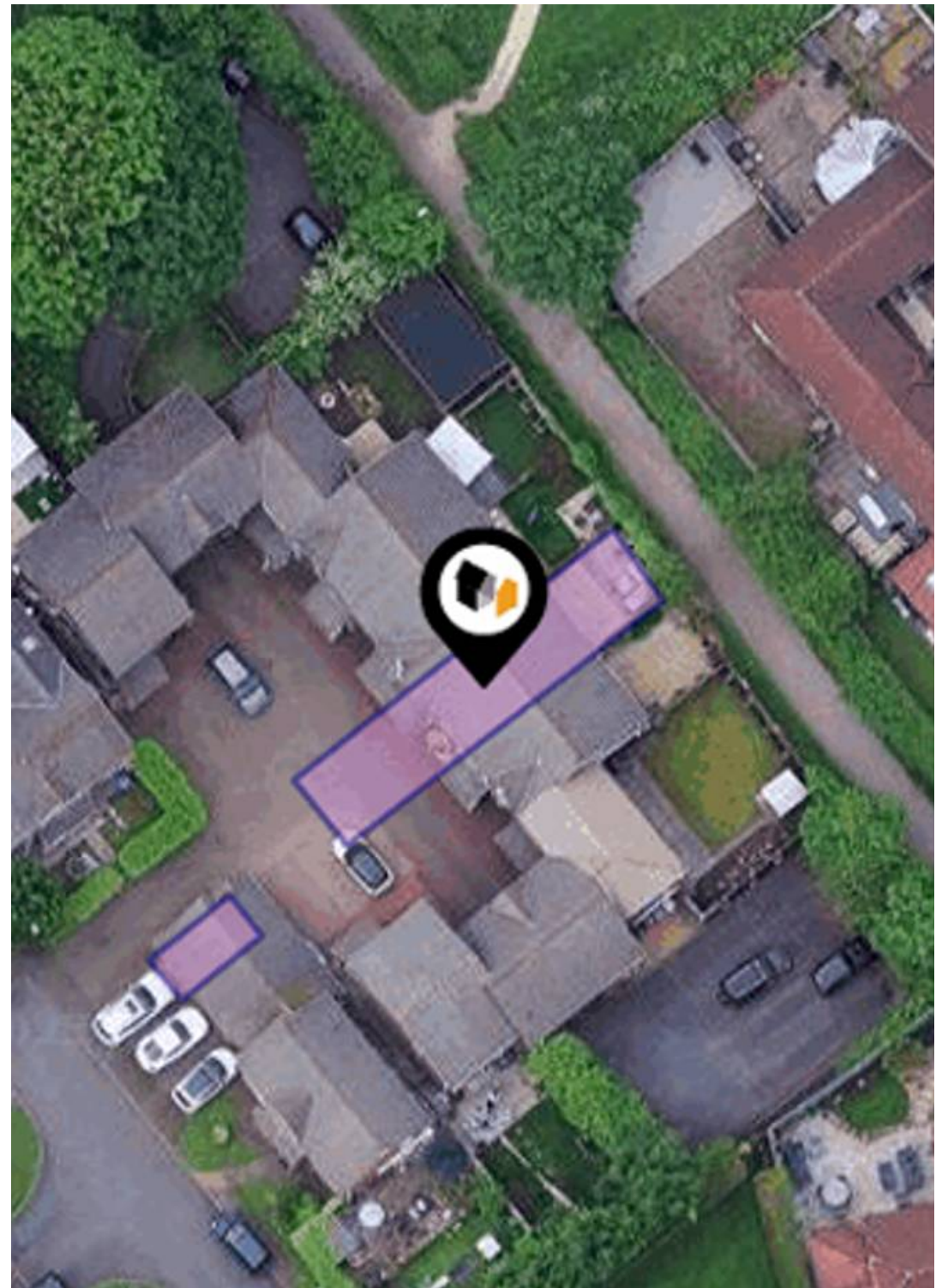
The accommodation comprises an inviting entrance hall, cloakroom/wc, splendid spacious light and airy lounge plus a superb fitted dining kitchen with a host of integrated appliances to the ground floor. On the first floor a landing, three good sized bedrooms plus an attractive three piece bathroom completes the internal living space.

Outside to the rear a garden can be found which is tastefully landscaped, offering excellent space for relaxing, children's play and al-fresco entertaining. A residents car park with allocated spaces provides ample parking arrangements.

The location is within easy access to the many shops and amenities Boothstown, Worsley and the surrounding areas has to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

Rarely do homes of this type remain on the market for very 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: C

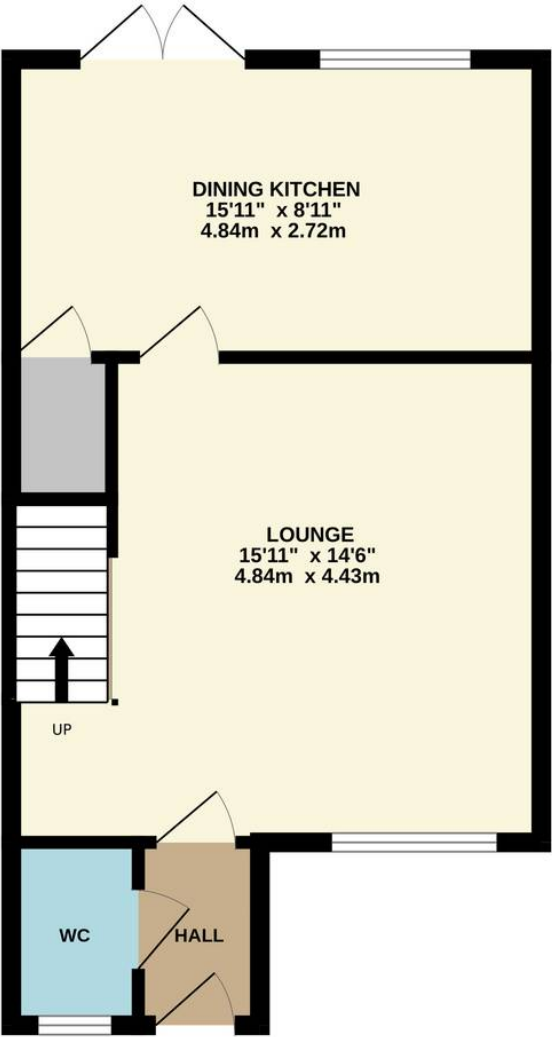




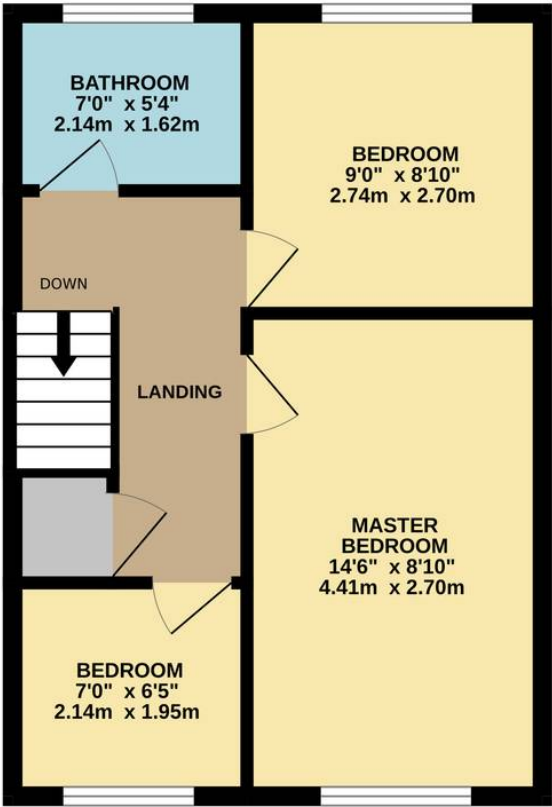




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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