



12 Mayfield Avenue, Worsley

Offers in Region of £210,000

Miller Metcalfe
Every step of the way

12 Mayfield Avenue

Worsley, Manchester

** Calling All First Time Buyers and To Let Investors **

** Simply Must Be Viewed Internally to be Fully Appreciated - Superb Traditional Extended Terraced Home Including Two Good Sized Double Bedrooms (Guest Bedroom with Useful Mezzanine Study Area, Attractive Lounge plus a Modern Fitted Living Kitchen and Utility Room, Splendid Three Piece Bathroom, Garden Fronted and Attractive Gardens to the Rear, Situated within a Popular and Convenient Residential Location, Early Viewing Strongly Advised **

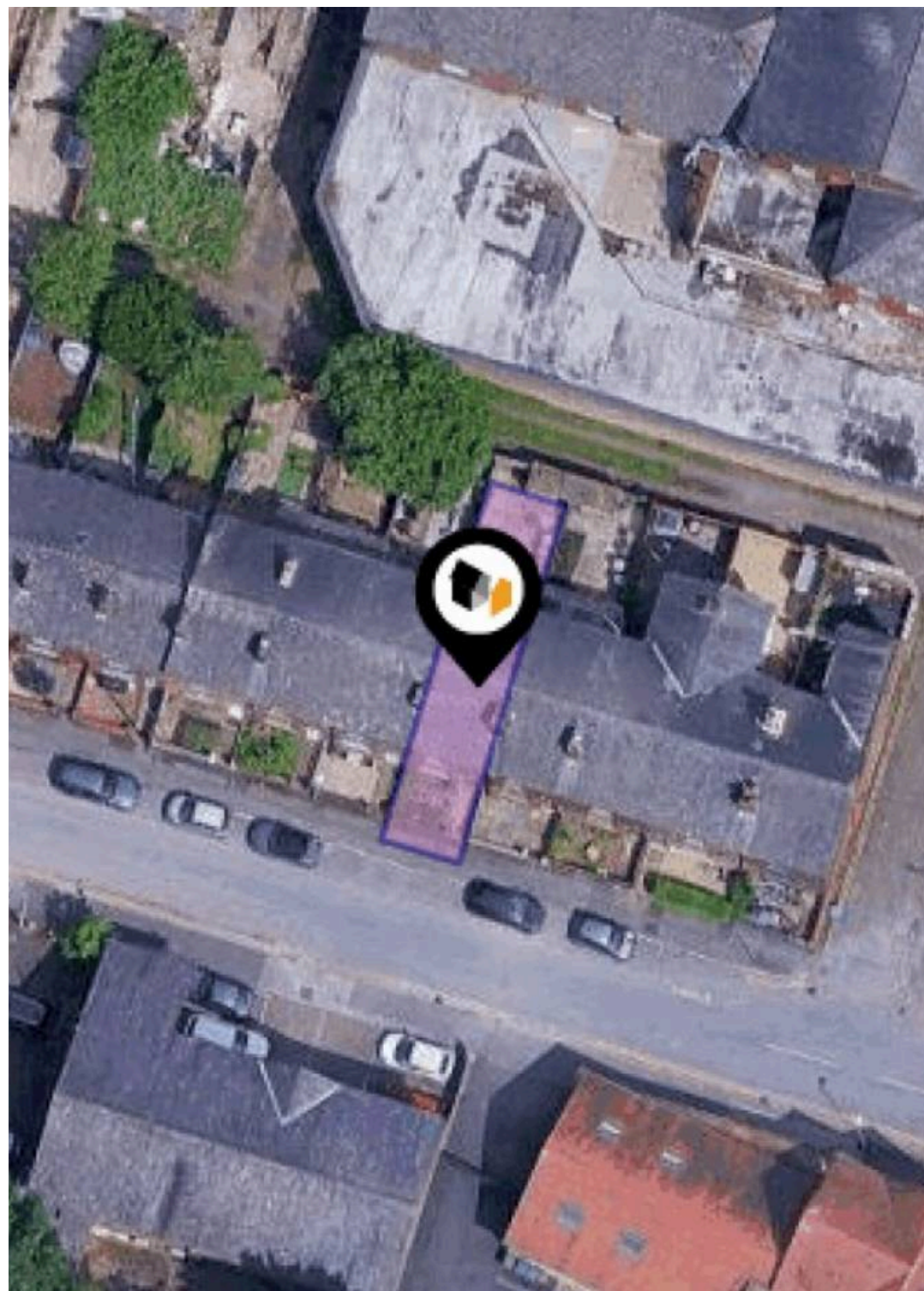
Situated within a popular and highly convenient setting close to Walkden Town Centre, this wonderful traditional terraced home offers generous, versatile accommodation and over average sized outside space that is ideally suited to modern lifestyles. This fabulous property simply must be seen in person to be fully appreciated. Havin been extended to the ground floor, the accommodation comprises a splendid lounge, a modern fitted living kitchen with integrated appliances, a separate utility room, first floor a landing, two good sized double bedrooms (guest bedroom with a substantial and useful mezzanine study area) plus a wonderful modern three piece bathroom can be found which completes the internal living space. Outside the property is garden fronted whilst 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 including being within east walking distance to Walkden railway station, making it ideal for those looking to commute across the North West. Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.

Council Tax band: A

Tenure: Freehold

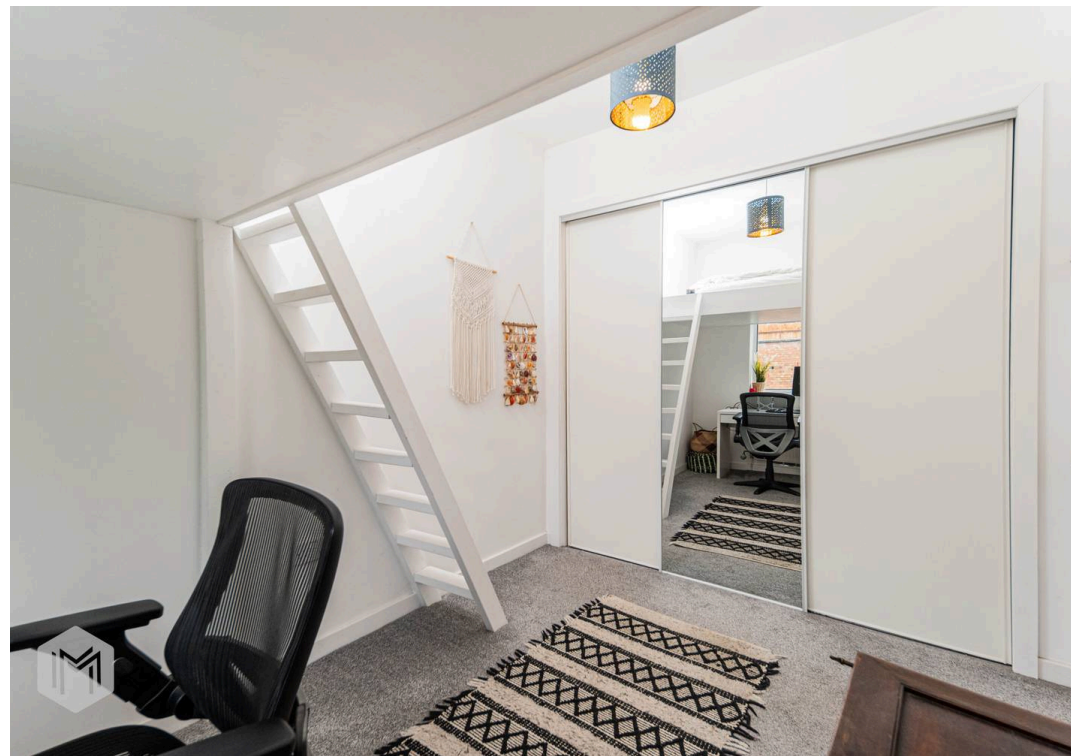
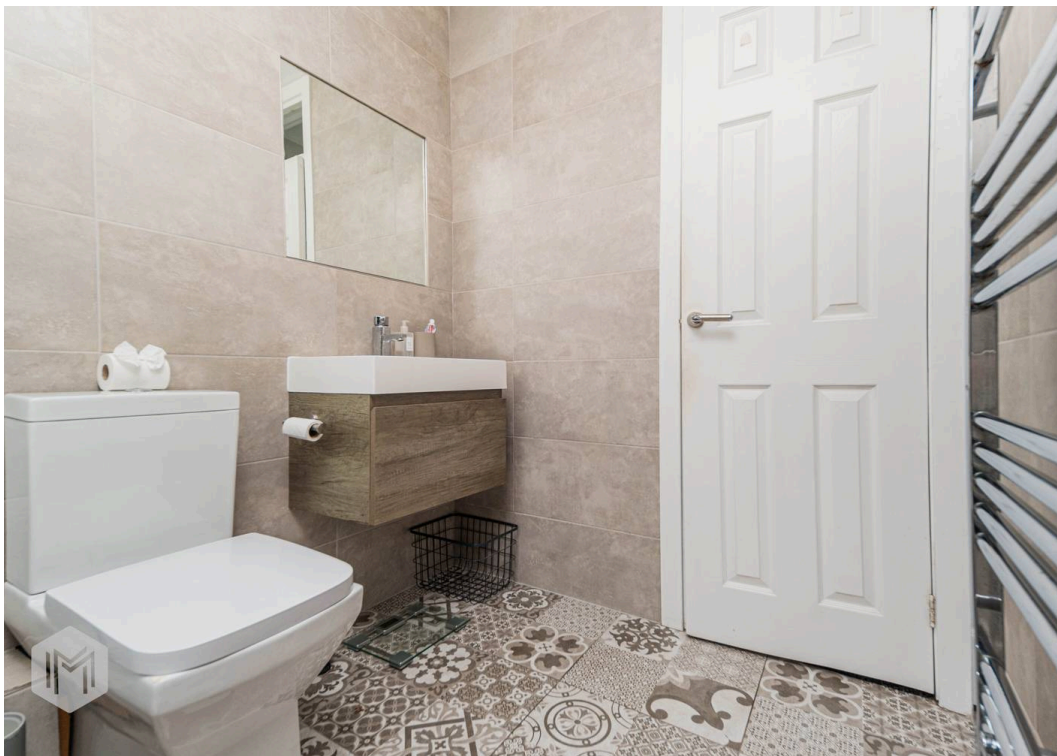
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



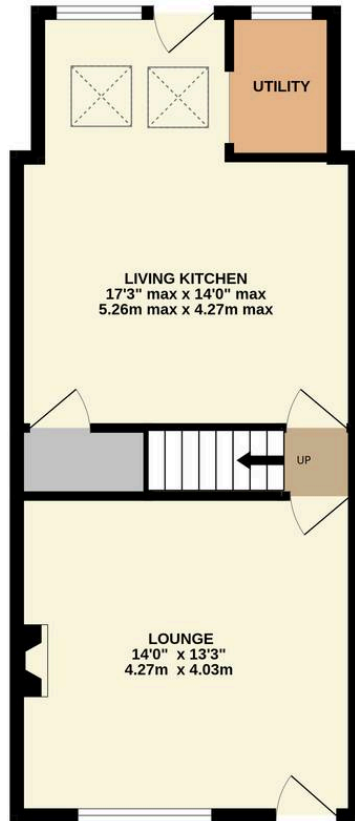




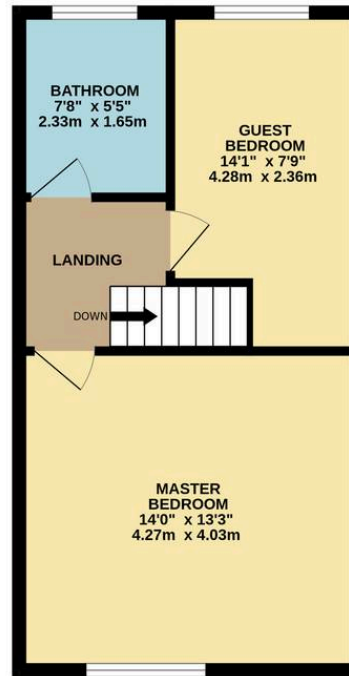




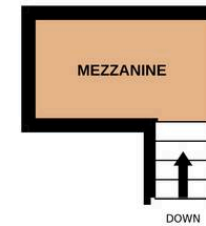
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



MEZZANINE LEVEL
44 sq.ft. (4.1 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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.
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