



The Reach, Worsley

Offers in Region of £250,000

Miller Metcalfe
Every step of the way

The Reach

Worsley, Manchester

Set within a secluded and private street in Worsley, this beautifully presented two-bedroom property enjoys stunning views over the lake to the front, creating a peaceful and serene setting.

The property is ideally located for access to a range of local amenities, while excellent bus and train links provide convenient connections into Manchester—ideal for commuters. The East Lancashire Road and wider motorway network are also within easy driving distance, offering excellent access to surrounding areas.

Internally, the accommodation comprises a welcoming living room and a modern fitted kitchen on the ground floor. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

The property has been modernised to a high standard throughout by the current owners, who have paid particular attention to the quality of the finish. Both the kitchen and bathroom were replaced within the last five years, creating stylish and practical spaces that are ready to enjoy.

Externally, the front of the property benefits from a large driveway and a paved pathway leading to the entrance. The rear garden has been fully landscaped by the current owners to create a relaxing, low-maintenance outdoor space—perfect for entertaining, unwinding or enjoying the tranquil surroundings.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

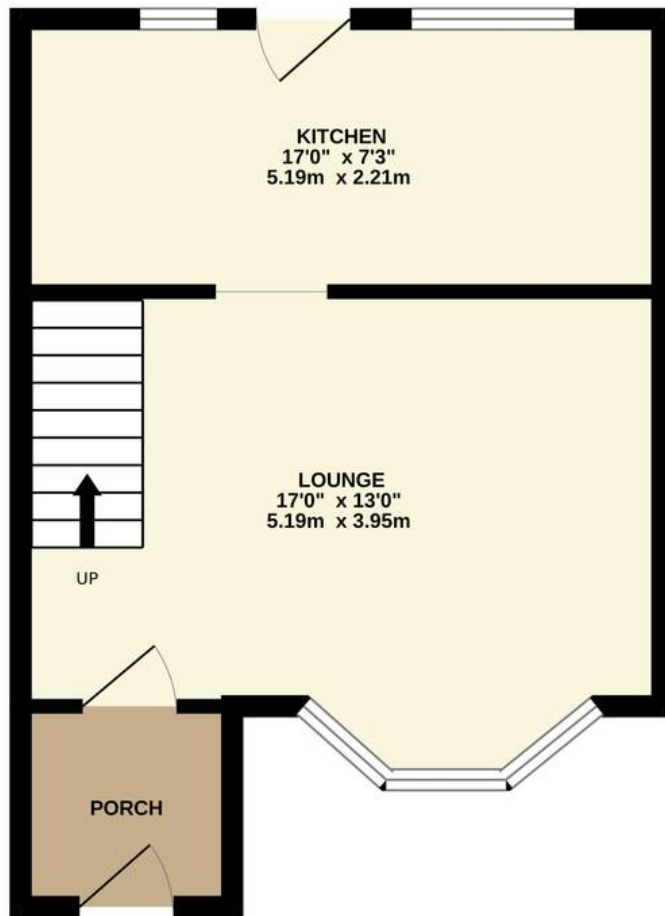




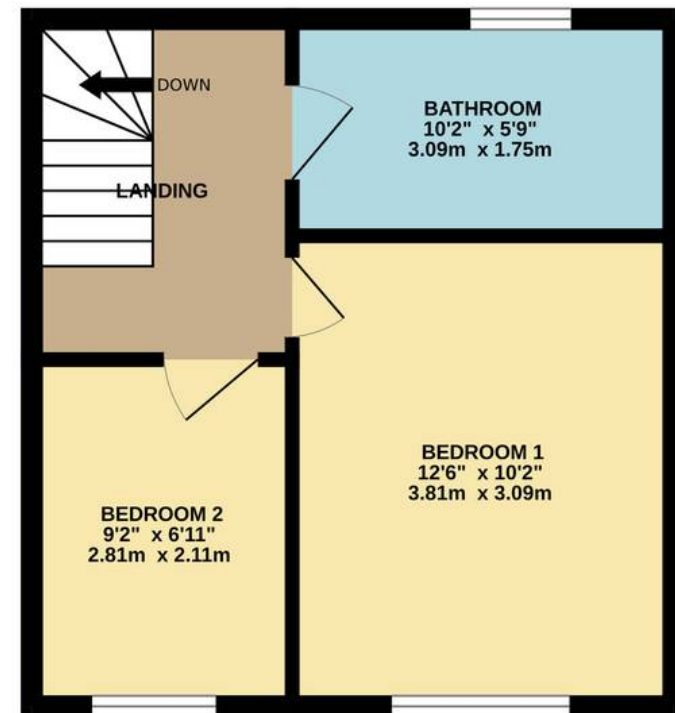




GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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Miller Metcalfe Worsley

78 Manchester Road, Worsley - M28 3LN

01617949798 • worsley@millermetcalfe.co.uk • millermetcalfe.co.uk/

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