



409 Manchester Road, Worsley

Miller Metcalfe
Every step of the way

409 Manchester Road

Worsley, Manchester

* For Sale by Modern Method of Auction: Starting Bid Price £150,000 Plus Reservation Fee *

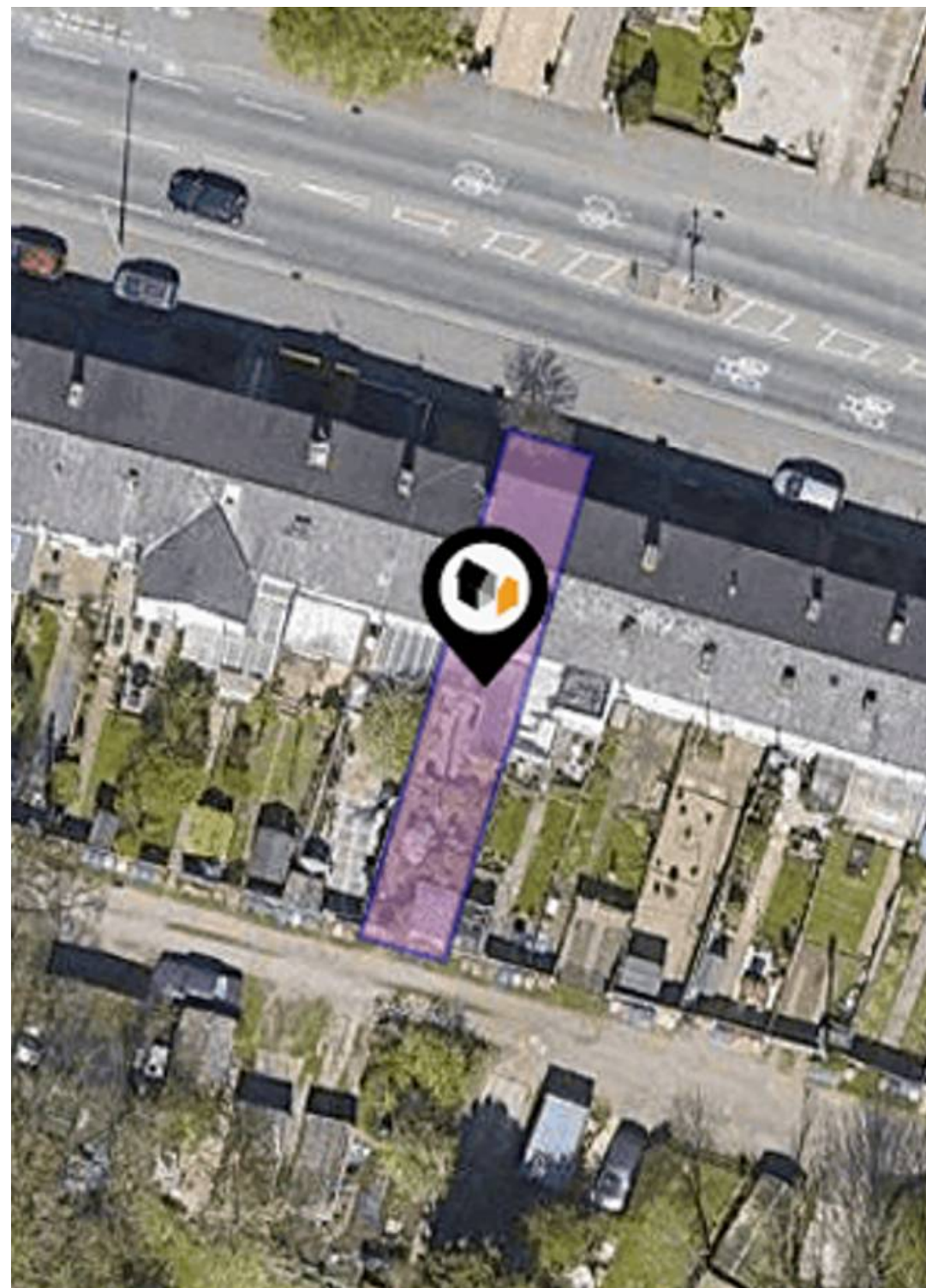
* Calling All Investors and First Time Buyers - Requiring Some Cosmetic Refurbishment with Excellent Potential - Superb Garden Fronted Terraced Home With a Spacious Lounge, Separate Dining Room, Fitted Breakfast Kitchen, Three Piece Shower Room to the Ground Floor with Two Bedrooms and a Further Three Piece Shower Room to the First Floor, Garden Fronted and Generous Private Garden to the Rear and Located Within a Popular Residential Area With Easy Access into Manchester City Centre, No Chain Involved *

This is a superb opportunity to purchase a fantastic home that offers well-proportioned living space that includes an entrance lobby, spacious lounge, separate dining room, fitted breakfast kitchen with integrated appliances, utility room, a three piece shower room/wc to the ground floor, with a first floor landing, two good sized bedrooms and a further three piece shower room. The property is garden fronted whilst to the rear, a fabulous garden can be found which is private and not overlooked, providing excellent space for relaxing and al-fresco entertaining. There is also a plot of land to the rear which is rented from Peel Holdings at an approximate cost of £120.00 per year that should be transferable to a new owner. On this land stands a garage and a parking space. There is on road parking to the front.

Situated within the ever popular area of Worsley on the outskirts of Manchester, the property sits within easy access to a host of local amenities and is well placed for major transport links making it ideal for commuting into Manchester City Centre, Salford Quays and across the North West.

This property requires some cosmetic refurbishment however once completed would provide an excellent first time buyer home or excellent to let investment. Rarely do home of this type come to the market at such an attractive price, especially with the added benefit of No Chain involved. As such an early viewing is strongly advised to avoid disappointment.

• Auction Terms

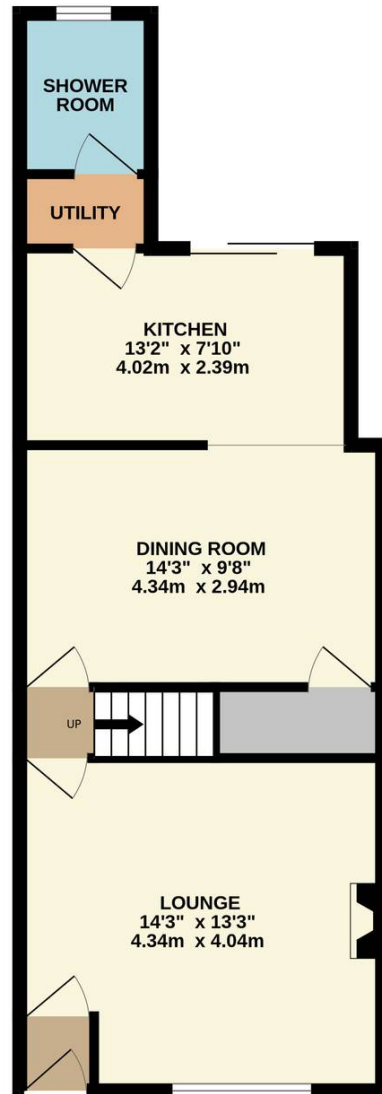




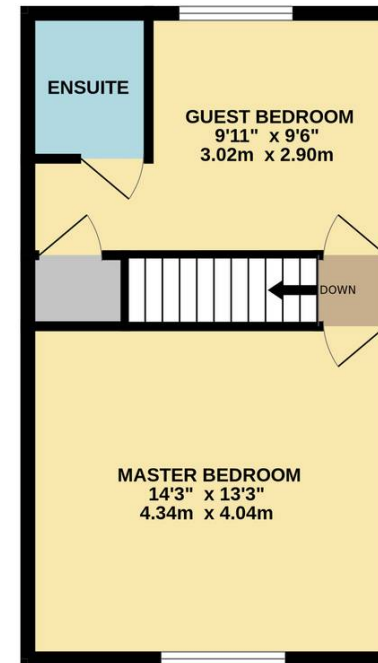




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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