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ESTATE AGENTS

12 Crawford Avenue, Worsley

In Excess of £315,000

# 12 Crawford Avenue

Worsley, Manchester

Millbrooke Estate Agents are delighted to bring to the market this charming three-bedroom semi-detached property, tucked away on a quiet cul-de-sac, in the highly sought-after Roe Green. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

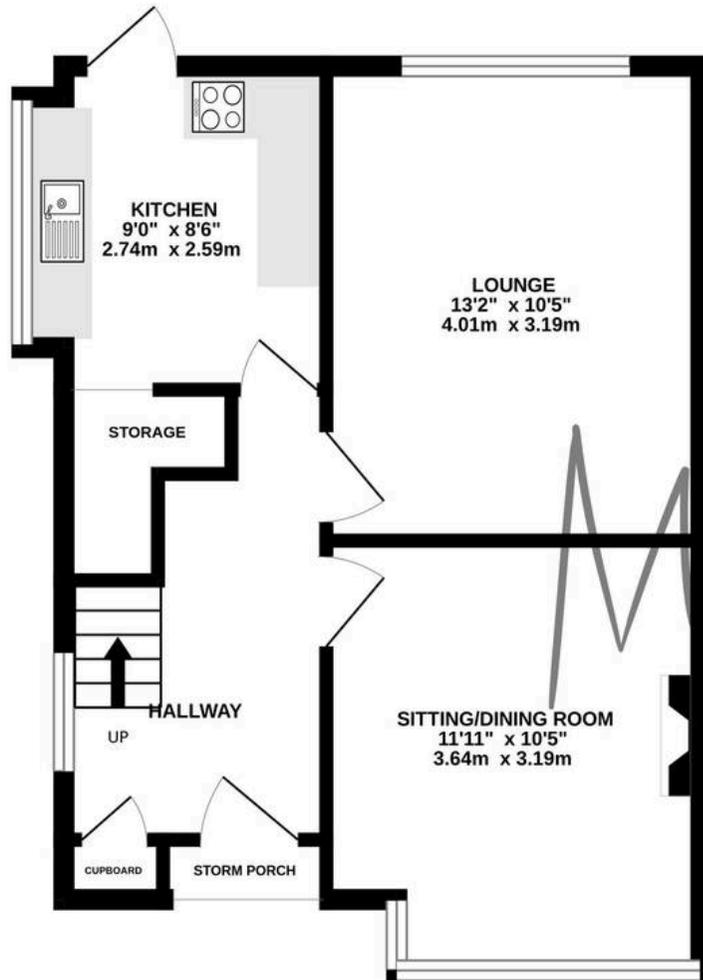
- Highly Sought After Roe Green Location
- No Onward Chain
- Conveniently Located Near Amenities & Transportation Links & Highly Regarded Schools
- Three Bedrooms
- Two Reception Rooms
- Contemporary Fitted Kitchen
- Lovely Enclosed Rear Garden
- Ample Off Road Parking
- Cul-De-Sac Location
- Early Internal Viewing Highly Recommended



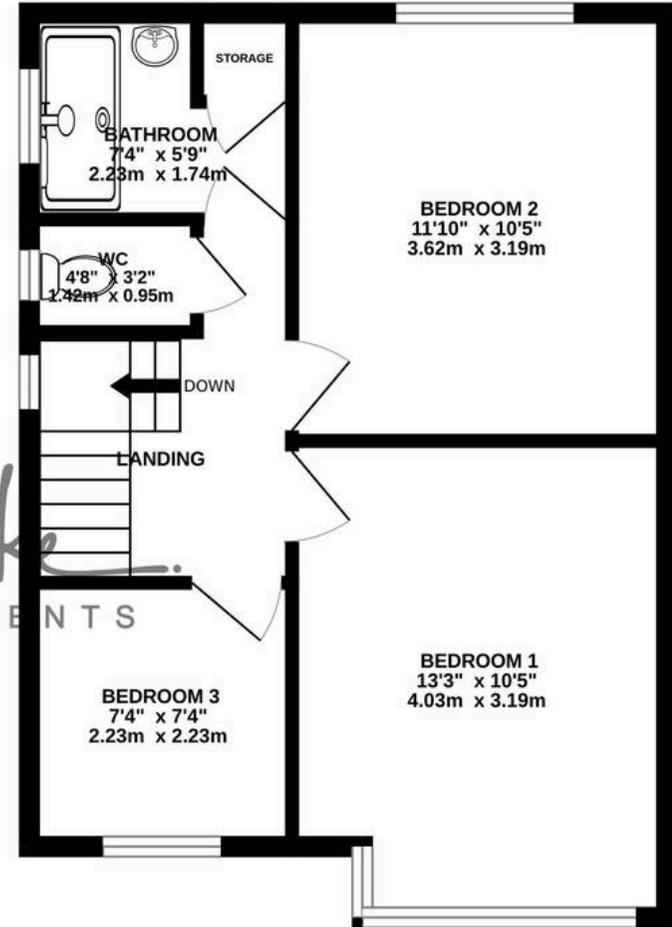




GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



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TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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## Millbrooke Estate Agents

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