



*Greenleach Lane*

Roe Green, Worsley

**Miller Metcalfe**  
*Every step of the way*

# Greenleach Lane

Roe Green, Worsley

Terraced



EPC Rating - D

\*\*\* No Chain Involved Early Viewing Strongly Advised - Beautiful Extended Period Cottage Situated at the Heart of the Picturesque Roe Green in the Much Sought After Area of Worsley, Two Good Sized Double Bedrooms, Two Reception Rooms and Fitted Breakfast Kitchen, Modern Ground Floor Wet Room and Further First Floor Shower Room, Attractive Gardens, Internal Viewing Essential to Fully Appreciate \*\*\*

Located at the heart of Roe Green, this wonderful home oozes spectacular period must be seen in person to be fully appreciated. Having been extended to the ground floor, the well-proportioned and versatile living space comprises an entrance lobby, a superb lounge, a further, equally spacious sitting/dining room, a modern fitted kitchen with integrated appliances and a modern three-piece wet room/wc. On the first floor a landing, two good sized double bedrooms plus a splendid modern three-piece shower room/wc completes the internal living space. The property is garden fronted with views over the green whilst fabulous private gardens to the rear offer excellent outdoor space, ideal for relaxing, children's play and alfresco entertaining.

The location of Roe Green is highly regarded, being steeped in history and offering exclusive surroundings, also being well placed for local amenities including well renowned public and private schooling, local boutique shops, restaurants, bars and eateries including Cup and Crumb which is a short walk over the road. There is also a host of beautiful canal side and woodland walks, whilst the RHS Bridgewater and Monton Village are also within close proximity. The location is well place for major transport links making it ideal for access into Manchester City Centre, Media City, the Trafford Centre and across the Northwest.

Rarely do homes of this type remain on the market for long, especially with the added benefit of No Chain. As such, an early internal inspection is strongly advised to avoid disappointment.

• TENURE  
Leasehold

• GROUND RENT/SERVICE CHARGE  
To Be Confirmed

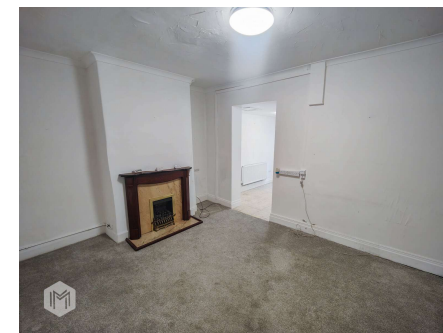
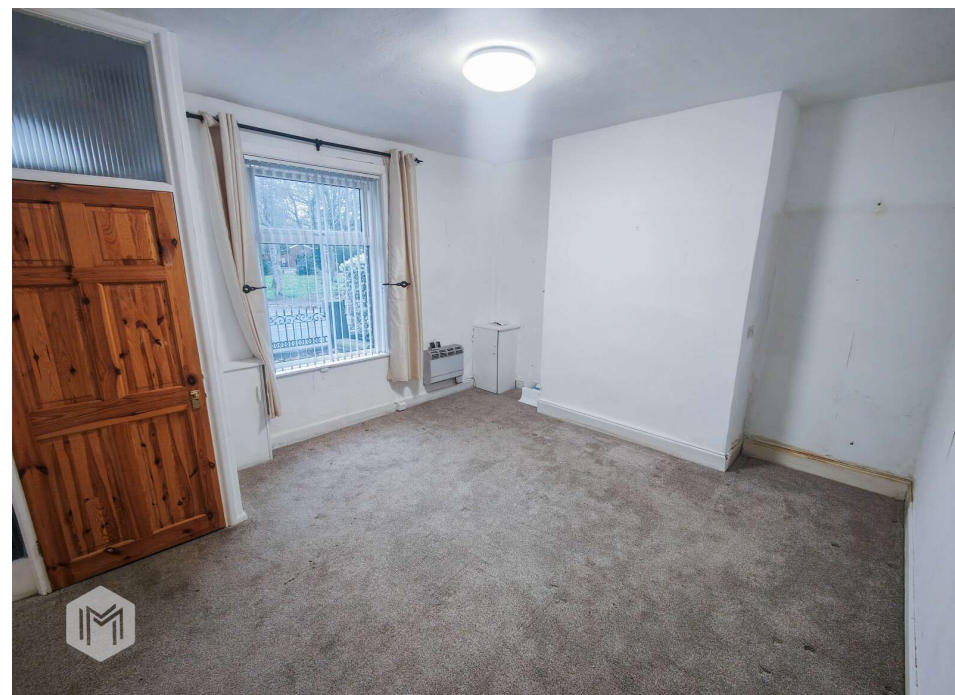
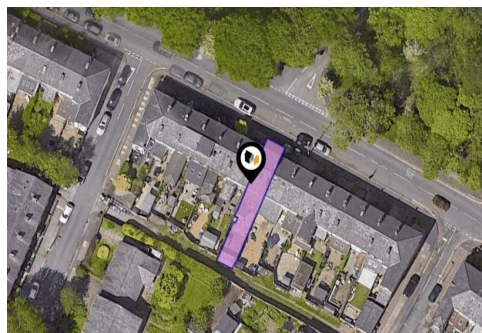
• LOCAL AUTHORITY AND COUNCIL TAX  
Salford - Band C - £2,306 Per Year

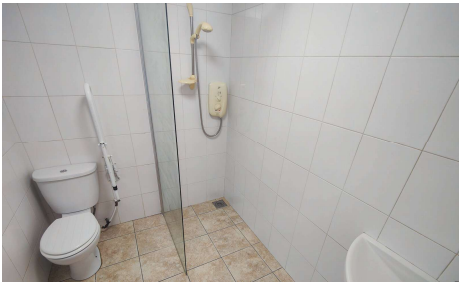
• FLOOD RISK  
Very Low

• BROADBAND  
Basic - 11 Mbps  
Superfast - 79 Mbps  
Ultrafast - 1,800 Mbps

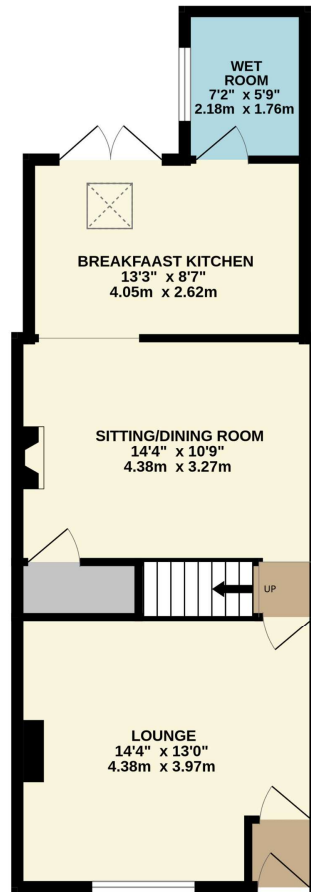
• SATELLITE/FIBRE TV AVAILABILITY  
BT - Yes

Sky - Yes  
Virgin - Yes

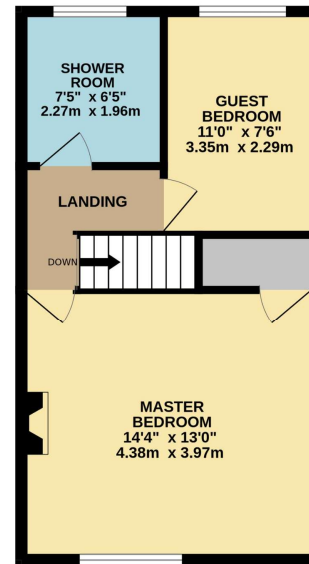




GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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.  
Made with Metropix 62026

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.