



Warren Road

Worsley

Miller Metcalfe
Every step of the way

Warren Road

Worsley

Terraced



2



1

EPC Rating - To be confirmed

*** Calling All First Time Buyers and To Let Investors - Early Viewing Strongly Advised ***

*** Superb Garden Fronted Terraced Town House, Two Good Sized Double Bedrooms, Two Reception Rooms, Fitted Kitchen, Modern Three-Piece Bathroom and a Generous Private Rear Garden, Situated within a Popular and Highly Convenient Residential Location ***

This splendid property is situated within the ever-popular area of Worsley in Manchester, offering generous well-proportioned accommodation that is ideally suited to modern lifestyles and simply must be seen in person to be fully appreciated.

The accommodation comprises an entrance porch, sizable lounge, separate sitting/dining room, a fitted kitchen and extensive storage to the ground floor. On the first floor a landing, two good double sized bedrooms plus a modern three-piece bathroom completes the internal living space.

Outside the property is garden fronted whilst to the rear a further enclosed private garden can be appreciated that offers splendid outside space for relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley, Walkden, Swinton and the surrounding areas have to offer and is well placed for renowned schooling. The property is conveniently situated for access into Manchester city centre, with Walkden railway station within walking distance, alongside further major transport links such as the A6, A580, M60 and M61 making it ideal for those looking to commute across the Northwest.

Rarely do homes like these remain on the market for long especially at such an attractive price. As such, an early internal viewing is strongly advised to avoid disappointment.

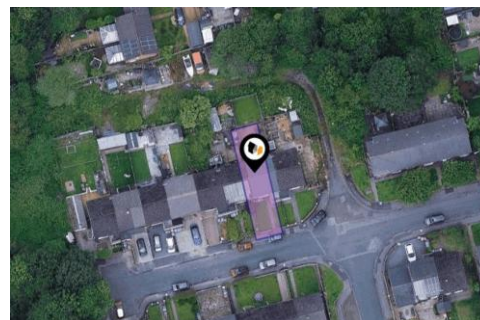
• TENURE
Freehold

• LOCAL AUTHORITY AND COUNCIL TAX
Salford - Band A - £1,635.00 Per Year

• FLOOD RISK
Very Low

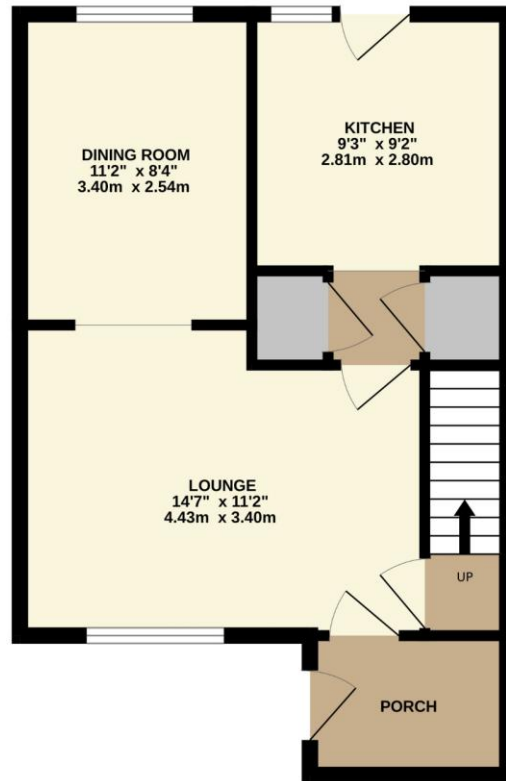
• BROADBAND
Basic - 9 Mbps
Superfast - 78 Mbps
Ultrafast - 1,800 Mbps

• SATELLITE/FIBRE TV AVAILABILITY
BT - Yes
Sky - Yes
Virgin - Yes





GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.
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