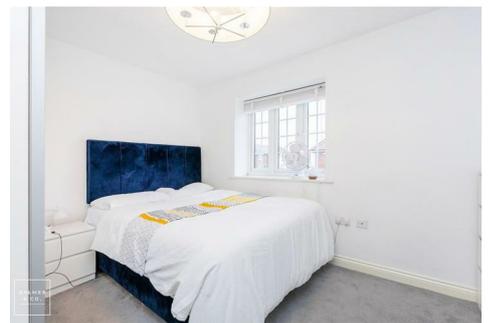
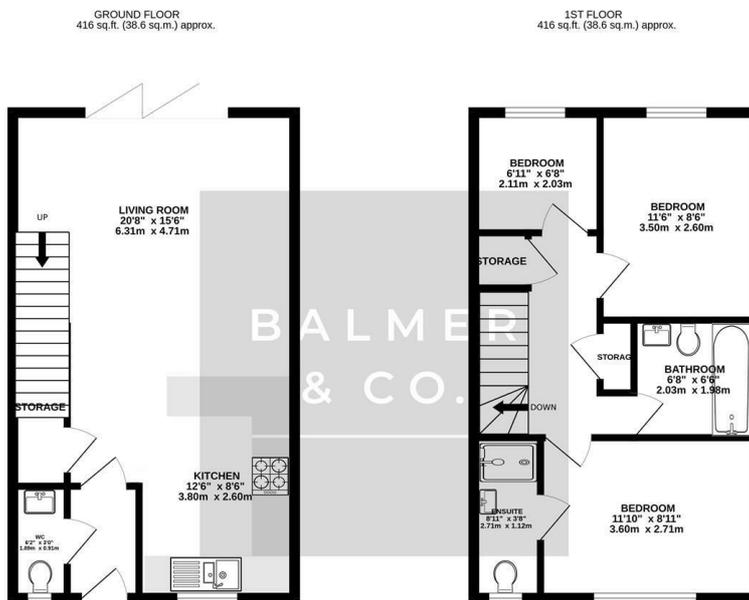


Norton Road, Worsley, M28 1AP  
Offers Over £300,000



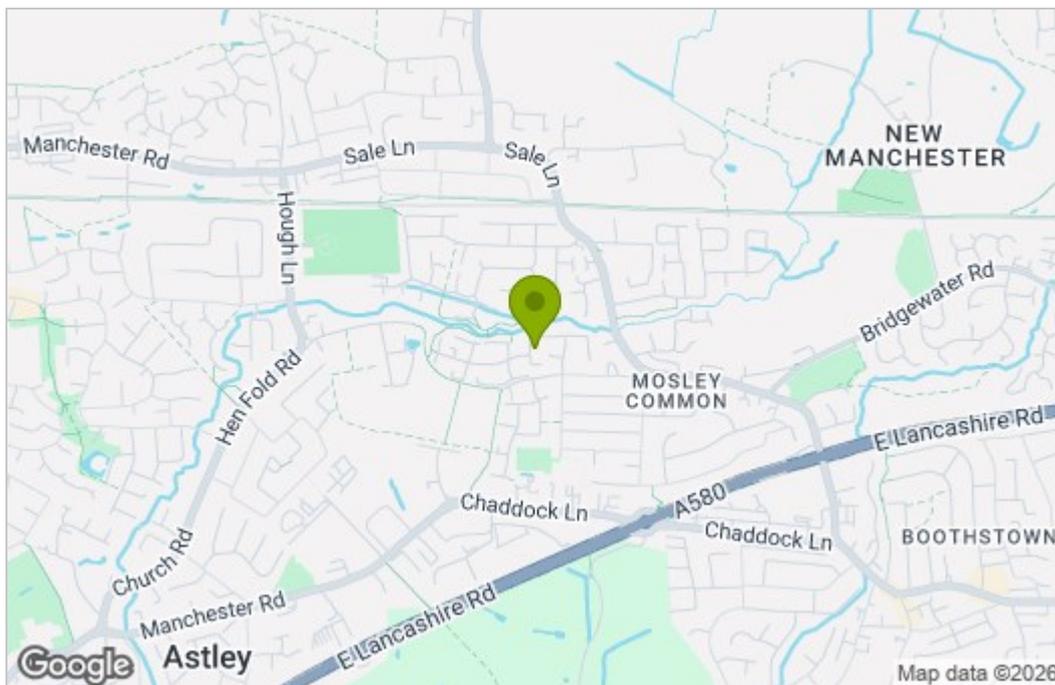
BALMER & CO in TYLDESLEY are delighted to offer FOR SALE this three bedroom semi detached home on the ever popular Garrett Manor development in Mosley Common. Well presented throughout and ideally offered for sale with no onward chain, it would suit a variety of buyers. The ground floor comprising in brief; entrance hallway with W.C, large open plan sitting room/dining room/kitchen with integrated fridge, freezer and breakfast bar and bi-folding doors leading to the rear garden. To the first floor is a master bedroom with an en-suite shower room, a second double bedroom, a single bedroom and a three piece family bathroom suite. Externally, to the front of the property is a small garden with two parking spaces and EV charger. To the rear is an enclosed, low maintenance garden. The property is also ideally situated within walking distance of the Leigh-Manchester guided busway and is a short drive to the East Lancashire road providing easy access to Manchester and Liverpool city centres. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

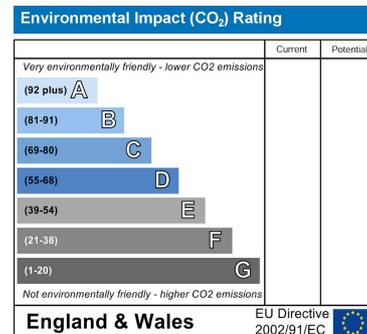
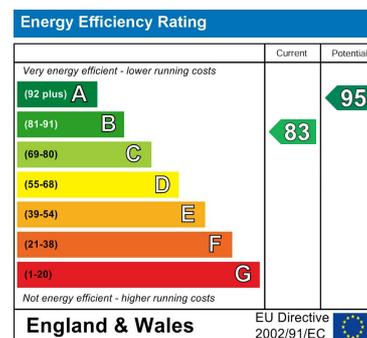


TOTAL FLOOR AREA : 831 sq.ft. (77.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.