



30 Shawbrook Avenue, Worsley

Offers in Region of £300,000

Miller Metcalfe
Every step of the way

30 Shawbrook Avenue

Worsley, Manchester

* No Chain Involved - Internal Viewing a Must - Wonderful Two Bedroomed Extended Semi-Detached Home With Exceptionally Well Proportioned and Highly Versatile Living Space Over Two Floors (with a Double Bedroom and Bathroom on Both Floors), Well Presented Throughout with Splendid Private Landscaped Gardens, Ample Driveway Parking And Situated within a Much Sought After and Convenient Residential Location, Early Viewing Strongly Advised to Avoid Disappointment *

Situated in a popular and highly convenient setting within the much sought after area of Worsley, this wonderful semi-detached home has exceptionally well proportioned living space on both the ground and first floors that is ideally suited to modern lifestyles and must be seen in person to be fully appreciated.

The accommodation comprises an inviting entrance hallway, superb lounge, separate conservatory, a modern fitted kitchen with integrated appliances, a superb double bedroom and a modern three piece walk in wet room to the ground floor. On the first floor a sizable landing, a splendid master bedroom and a four piece principle bathroom can be found which completes the internal living space.

Outside the property is garden fronted with a driveway offering ample parking. The rear garden is a joy to behold, being landscaped, private and not overlooked, offering excellent space for relaxing, children's play and al-fresco entertaining.

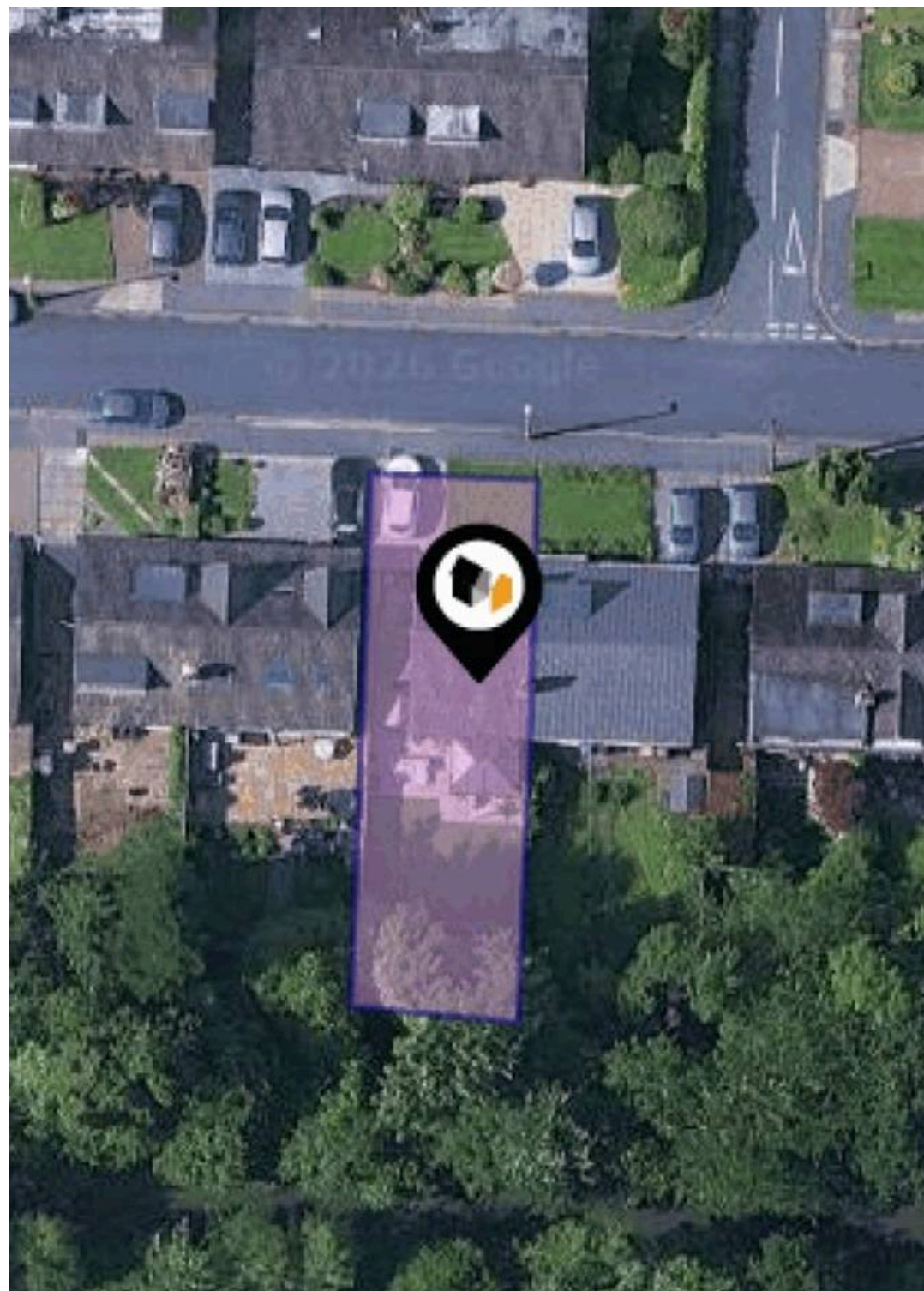
The location is within easy access to the many shops and amenities Worsley and the surrounding areas have to offer and is well placed for well renowned public and private schooling. It is also ideal for access to major transport links including the nearby guided bus route making it ideal for those looking to commute into Manchester city centre, Salford Quays and across the North West.

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

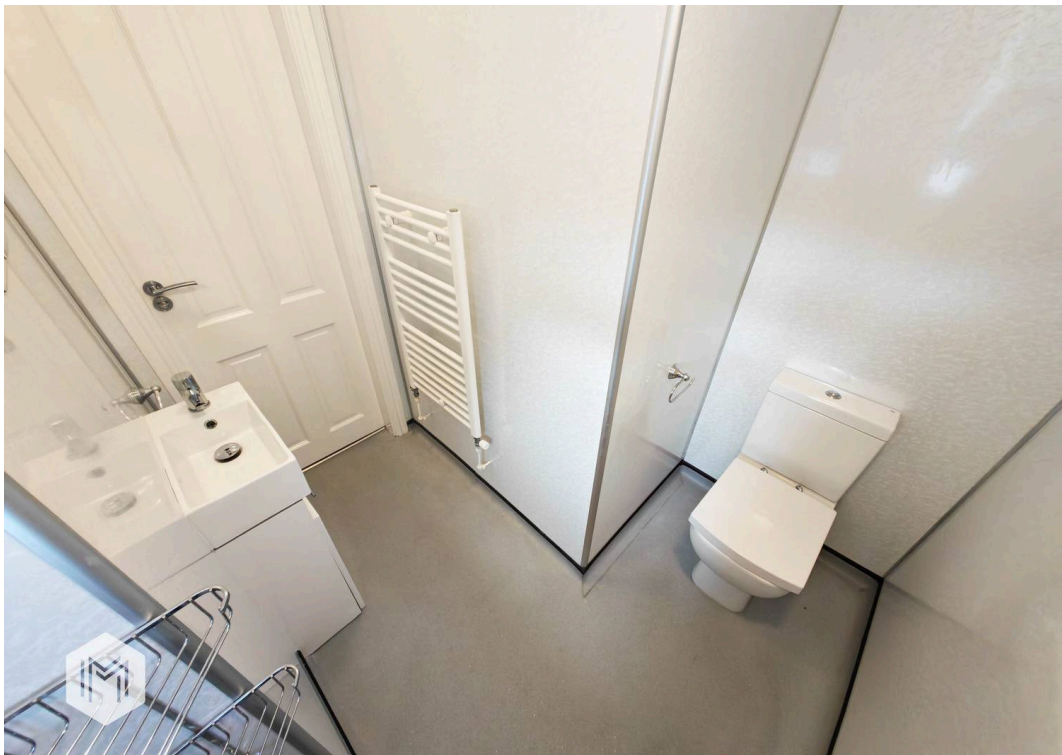
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

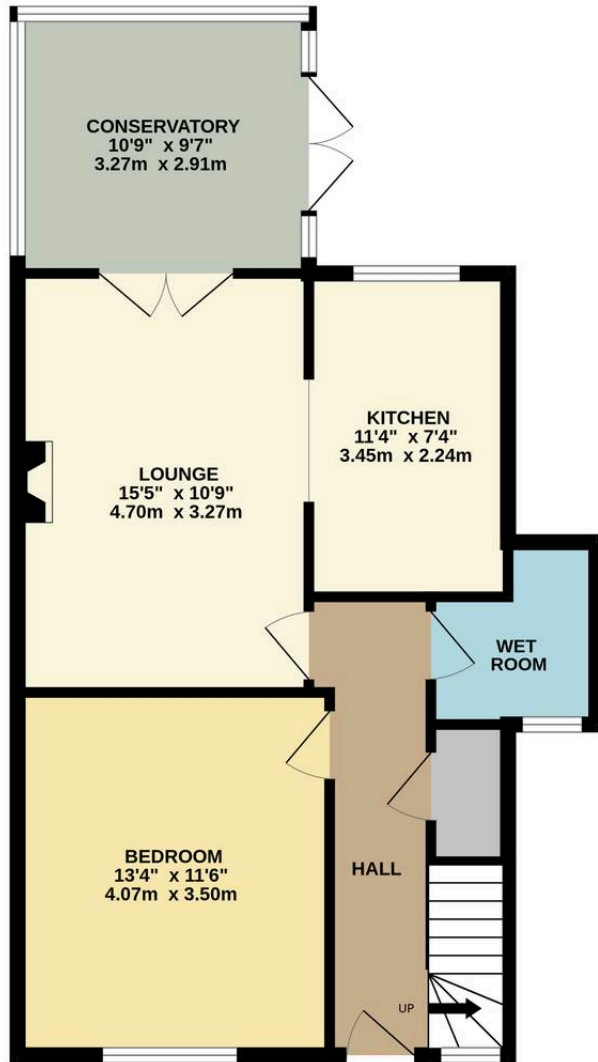








GROUND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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