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Greenleach Lane, Roe Green, Worsley

Per Month £1,250 Per Month

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Introducing Greenleach Lane... Nestled in the idyllic location of Roe Green, Worsley. This property is ideal for anyone looking for a unique, stylish cottage home overlooking the green! Internally, the property offers an abundance of accommodation including two reception rooms, a fully fitted kitchen, plenty of storage space and a utility room & downstairs W.C. To the first floor, there is a spacious master bedroom and the second bedroom is a good size single. There is also a three piece bathroom suite with overhead shower. The loft space is accessed from the landing with a hatch & ladder where there is excellent storage space with velux window. Externally, there is a small garden to the front, and two gardens to the rear. One being a small courtyard and there other a good size low maintenance garden. Roe Green Village is set within Worsley and seen as one of the most desirable residential locations in the area. It has its own local amenities including a butcher and coffee shop, and there are great transport links into Manchester via the A580/M60. If it is shopping you're after, then the Trafford Centre is only two junctions away via the M60 where you will find an array of shops & restaurants.

KEY FEATURES

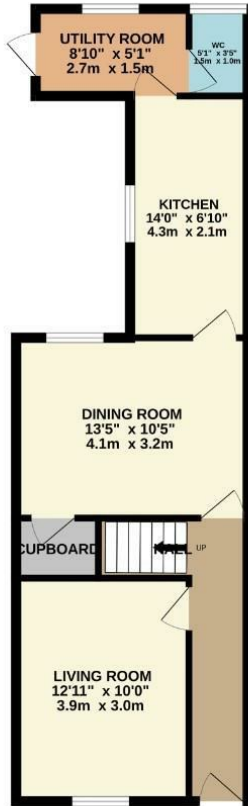
- LOFT ROOM
- LOW MAINTENANCE GARDENS
- TWO RECEPTION ROOMS
- ROE GREEN LOCATION
- EXCELLENT CONDITION
- CLOSE TO VILLAGE AMENITIES







GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.

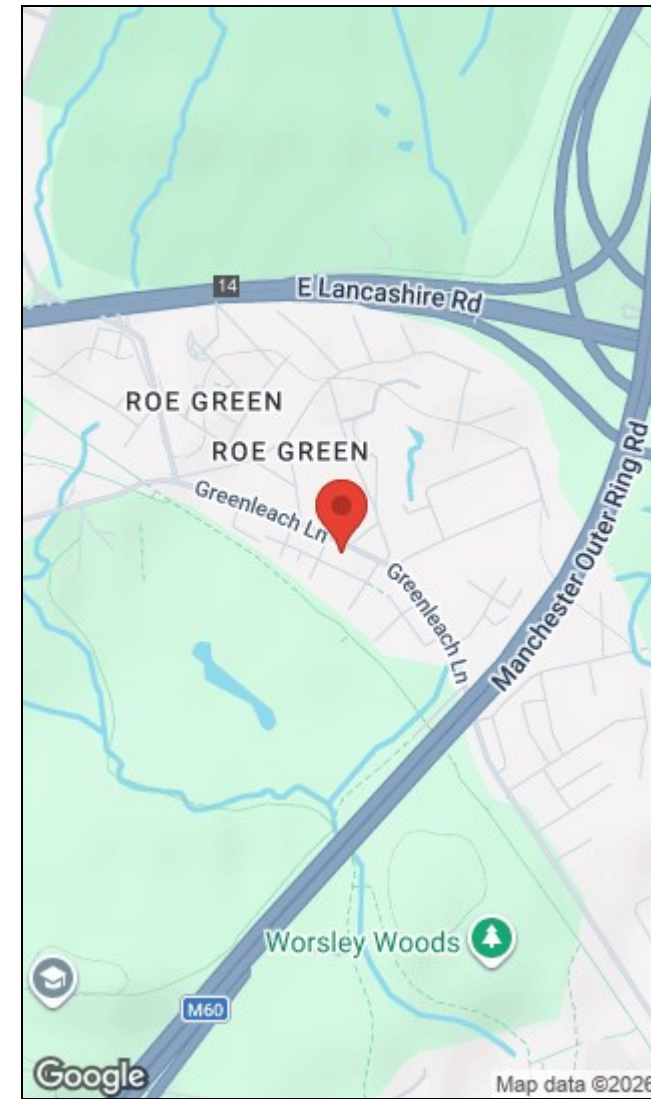


1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
	47		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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