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# Manchester Road, Worsley

£260,000



This impressive four-bedroom period terrace is nestled in a sought-after location along Manchester Road, boasting exceptional connectivity to major routes including the A6, A580, and the M61 motorway. Conveniently situated near Walkden train station, it offers easy access to transportation.

Prominently positioned within close proximity to highly-rated schools, this property is also within walking distance to Walkden town centre and only a short commute to Manchester City Centre, ensuring residents enjoy a blend of suburban tranquillity and urban convenience.

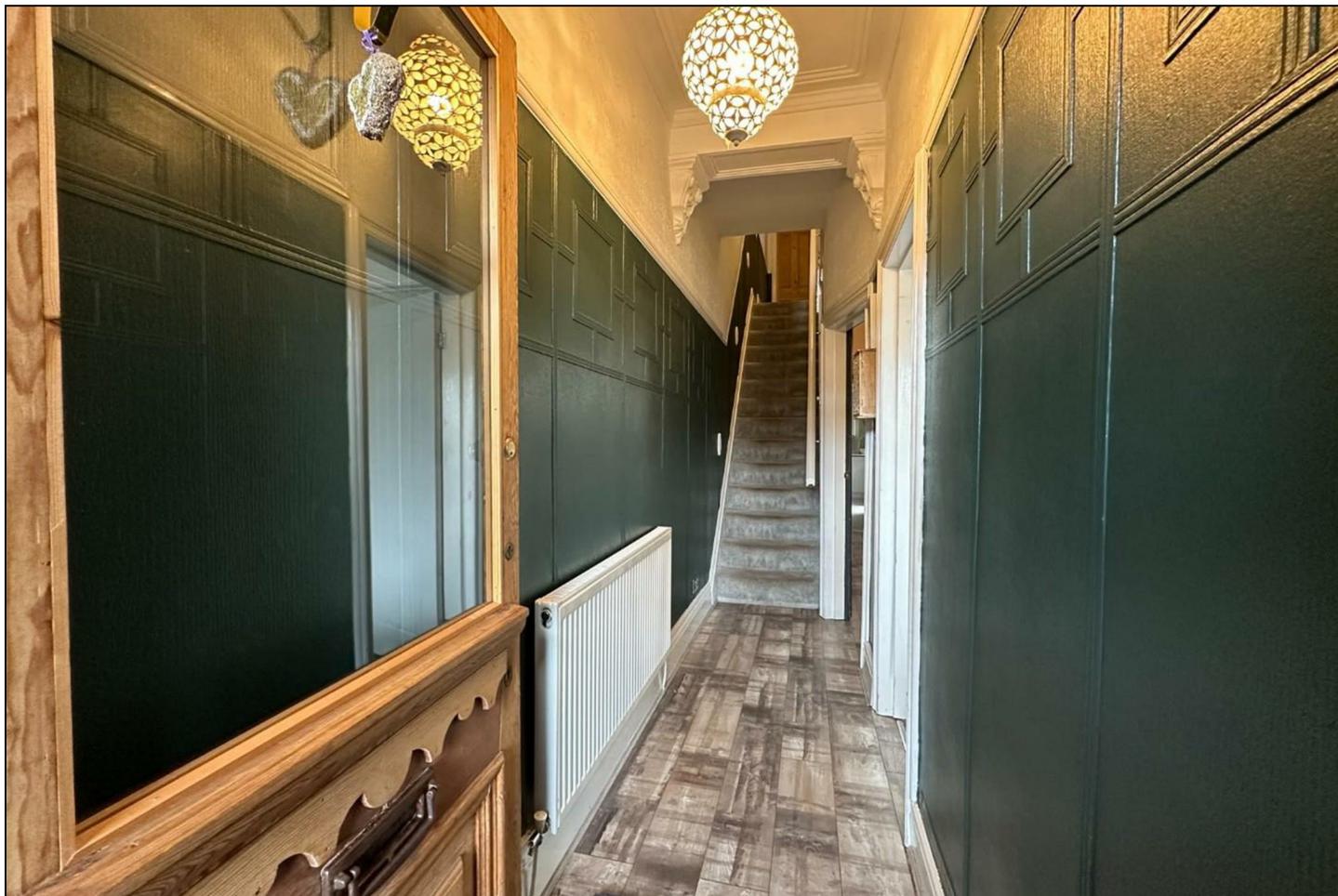
Upon entering, a welcoming entrance hallway leads to the right into the spacious living room, featuring a charming multi-fuel stove, creating a cosy ambiance. Continuing through the hallway is the separate dining room, ideal for entertaining, with convenient access to the modern kitchen. The kitchen boasts contemporary fittings and provides access to the private rear garden, perfect for outdoor relaxation and entertaining. Additionally, there is a handy utility space, adding to the practicality of the home.

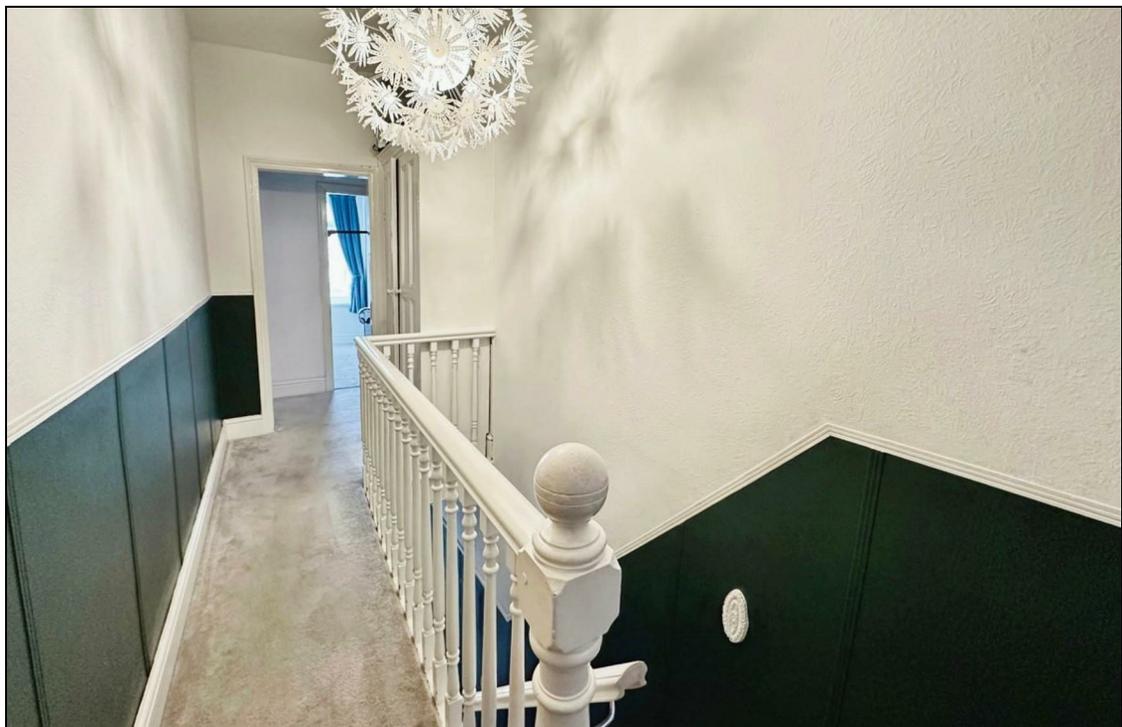
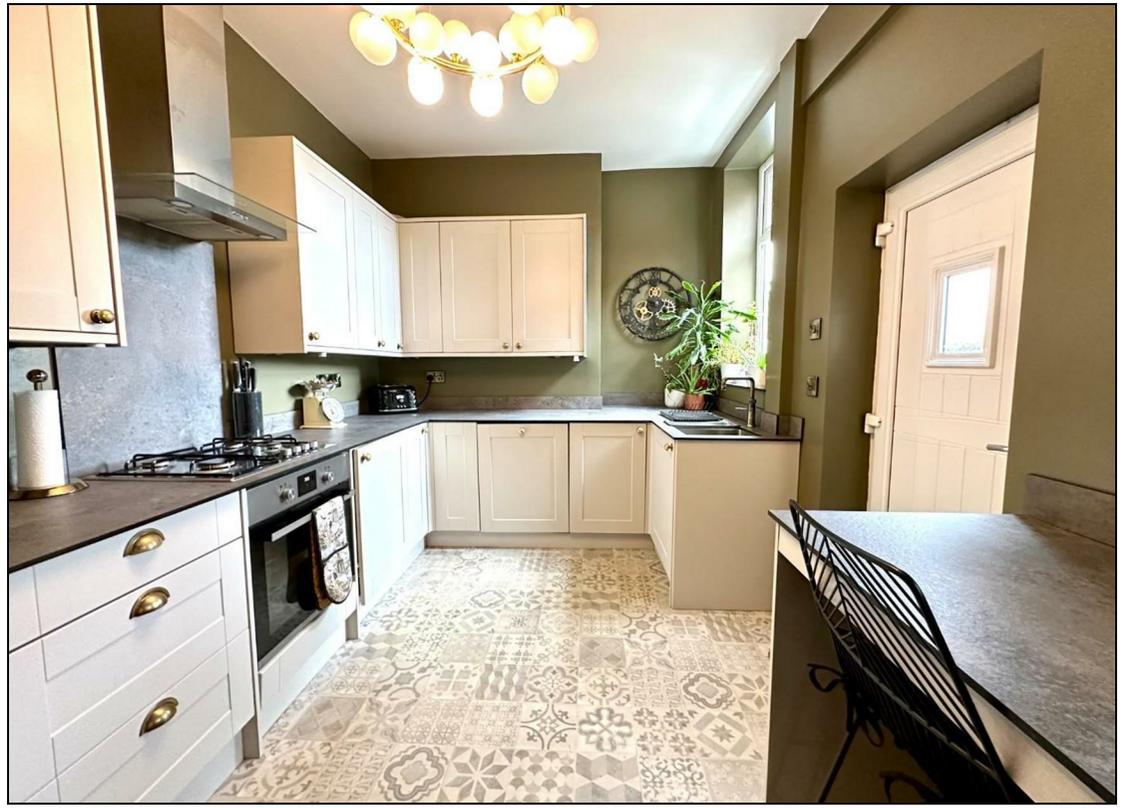
Ascending to the upper level, four generously-sized bedrooms await, offering ample space for family members or guests. Completing the upper level is the large family bathroom, elegantly appointed with a four-piece suite, epitomizing luxury and functionality.

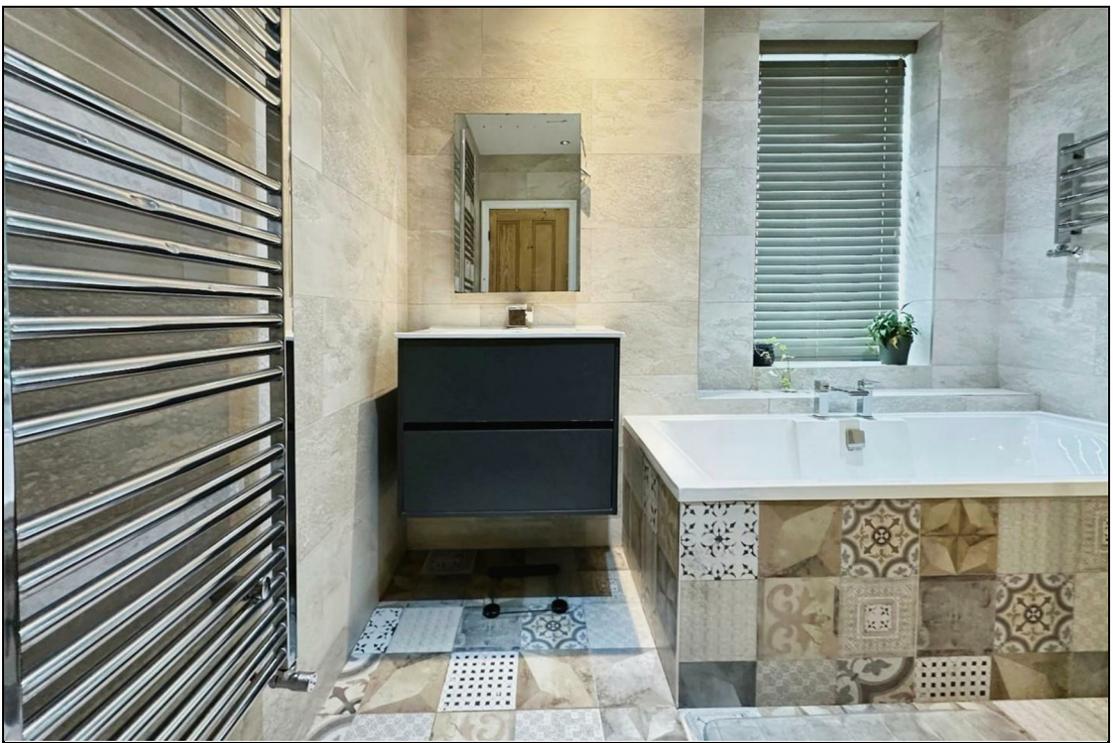
Throughout the property, no expense has been spared in its maintenance and enhancements, ensuring a high standard of living. To truly appreciate the quality and appeal of this home, viewing is highly recommended.

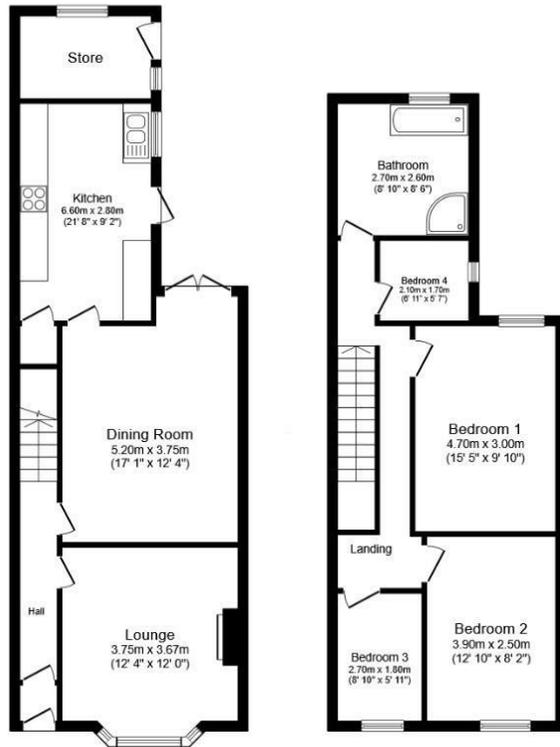
## KEY FEATURES

- Stunning Property
- Four Bedrooms
- Modern Kitchen
- Period Features
- Four Piece Bathroom
  - Log Burner







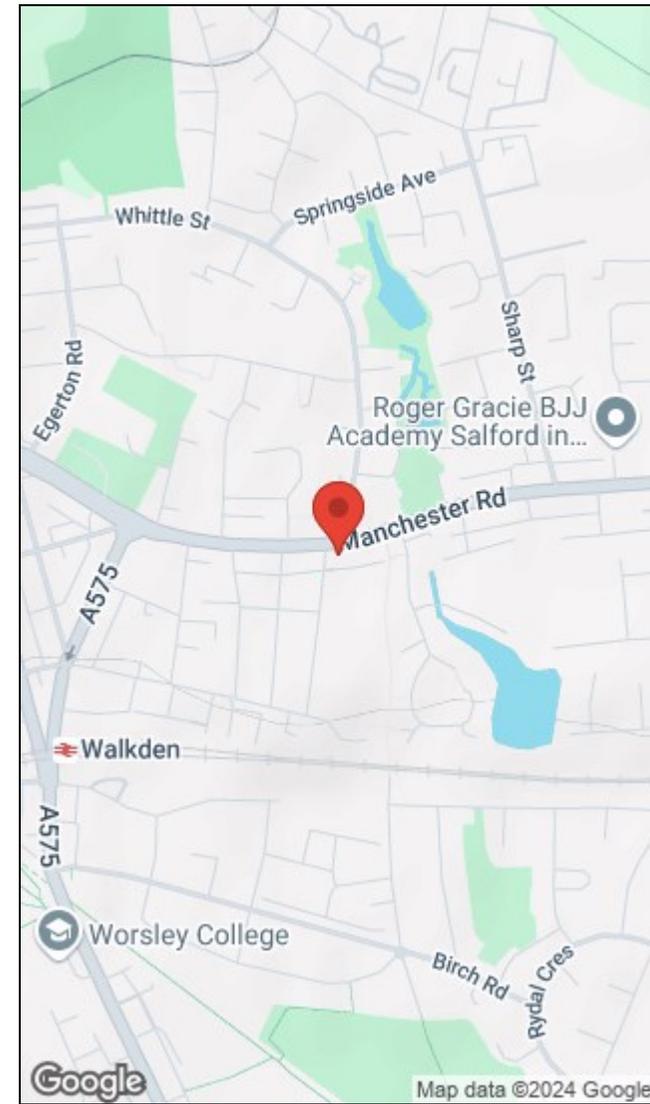


**Ground Floor** Floor area 58.9 m<sup>2</sup> (634 sq.ft.)

**First Floor** Floor area 51.9 m<sup>2</sup> (559 sq.ft.)

**TOTAL: 110.8 m<sup>2</sup> (1,193 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>84</b>	(92 plus) <b>A</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>	

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