



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE





# Springclough Avenue, Worsley

£260,000



We're delighted to present this semi-detached home, perfectly located in a quiet yet convenient spot just off Old Clough Lane. Offering a fantastic blend of charm, space, and practicality, this property is in the heart of Walkden, within easy reach of schools, transport links, and amenities. Homes like this rarely stay on the market for long!

Step inside into a bright hallway. At the front, a cosy living room, while the rear of the home boasts a spacious kitchen/dining room. Large windows and a rear access door fill the space with natural light and provide seamless access to the garden. There's also a convenient downstairs W/C on this level.

Upstairs, the property features three generously sized bedrooms and a family bathroom. Each room offers plenty of space and versatility to suit your needs.

Outside, the beautifully landscaped rear garden is designed for low maintenance, making it the perfect spot to relax and soak up the sun. To the front, a large driveway offers ample off-road parking and leads to a detached garage, complete with lighting and electricity.

The location couldn't be better—just a stone's throw from Walkden Shopping Centre, local bus routes, and the train station. It's also within walking distance of Walkden High School, Ambrose Barlow RC High School, and a 24-hour Tesco Supermarket.

Offered for sale with no chain, this is a fantastic opportunity to secure a dream home in a prime location. Don't miss out—properties like this are snapped up quickly!



## KEY FEATURES

- NO CHAIN
- FREEHOLD
- OFF ROAD PARKING
- THREE BEDROOMS
- QUIET LOCATION
- POTENTIAL TO EXTEND
- CLOSE TO AMENITIES
- WELL PRESENTED
- GOOD SIZED REAR GARDEN



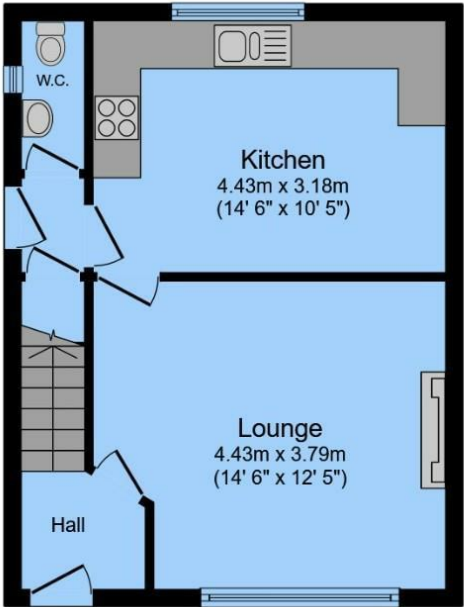




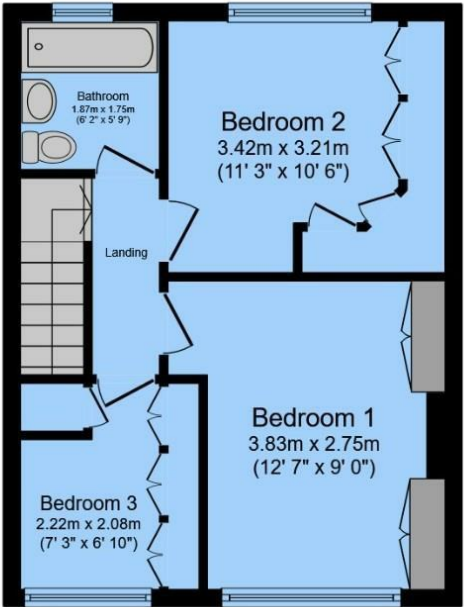








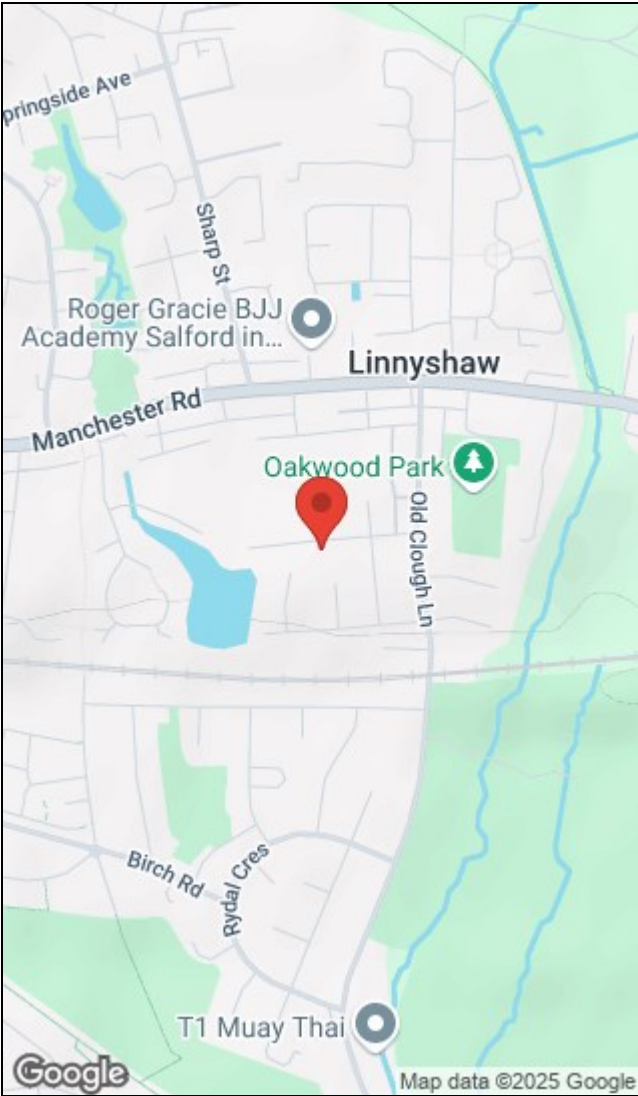
Ground Floor



First Floor

Total floor area 76.1 m² (819 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>84</b>			
		<b>57</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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