



Rutland Road, Worsley, Manchester
£320,000

3 bedroom semi-detached house for sale



A traditional and spacious 3 bedroom semi-detached property, on a quiet road opposite an appealing local park with is situated in the much sought after location of Walkden.

This property is an ideal family home or for the first time buyer, as it has been fully refurbished throughout, offering a new bathroom and fully fitted kitchen, combined with new floorings throughout the entire property and recent newly fitted boiler/heating system .

There are two large reception rooms and a large dining kitchen, with a separate traditional hallway and generous under stairs storage .

It offers a modest rear garden and ample off road parking.

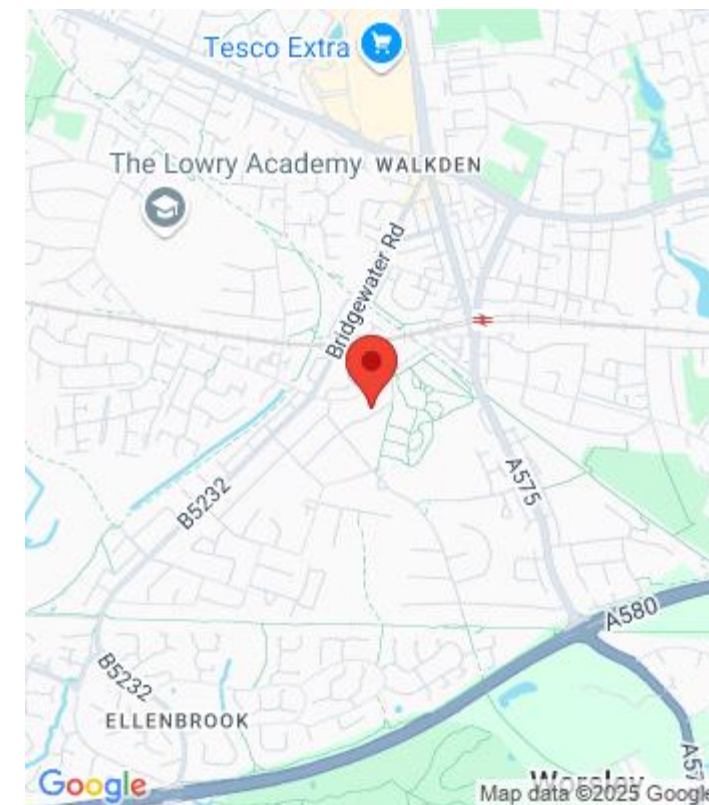
The property will be completely vacant upon completion with no chain.

There will be a full upfront legal pack including a comprehensive home buyers survey available, to ensure peace of mind to the buyer.

All viewings will be via our "Open Day Event" by confirmed appointment for those ideally in a position to proceed.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales <small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</small> <small>EU Directive 2002/91/EC</small>		



Viewing by appointment only
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