



**18 Roe Green, Worsley, Manchester, M28 2RF**  
**£339,995**

## The Property Perspective

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Situated in the heart of the highly sought-after Worsley, this charming home on Roe Green enjoys a truly picturesque setting overlooking open green space. Worsley is renowned for its historic character, leafy surroundings and vibrant village atmosphere, with an array of independent cafés, restaurants and local amenities nearby. The area is well served by excellent schools, including Bridgewater School, and benefits from superb transport links with easy access to Manchester city centre via road networks and nearby public transport. Residents can also enjoy scenic walks along the Bridgewater Canal and surrounding woodland, making this an ideal location for those seeking a blend of convenience and lifestyle.

This lovely two-bedroom period property is beautifully positioned and offers well-presented accommodation throughout. The ground floor comprises a welcoming porch leading into a cosy living room with stairs to the first floor and access through to the kitchen, which is fitted with a range of integrated appliances and provides useful under-stairs storage. To the rear, a bright dining room/ additional reception room features Velux windows and bi-fold doors opening onto the garden, creating a fantastic space for entertaining. To the first floor are two well-proportioned bedrooms, including a generous principal bedroom with full-length fitted wardrobes, alongside a modern shower room. Externally, the property benefits from a low-maintenance rear garden with patio, artificial lawn and pebble areas, as well as a single garage with power and lighting and a rear access gate, completing this attractive home in a prime location.

### Front

#### GROUND FLOOR

##### Entrance Porch

Tiled floor, painted walls, windows to side.

##### Living Room 13'10" x 13'3" (4.22m x 4.04m)

Carpet, window to front, painted walls, stairs to first floor, access to dining room.

##### Kitchen 13'8" x 13'1" (4.19m x 4.01m)

Wood laminate flooring, wall mounted and base units, integrated dishwasher, washing machine, fridge, oven, gas hob, extractor, storage under stairs, painted and tiled walls.

##### Dining Room 12'4" x 8'7" (3.78m x 2.64m)

Wood laminate flooring, 2 x Velux windows, painted walls, bi folds to garden

#### FIRST FLOOR

##### Bedroom 13'8" x 13'3" (4.19m x 4.06m)

Carpet, window to front, wall length integrated wardrobe, painted walls, radiator.

##### Bedroom 13'1" x 6'9" (3.99m x 2.08m)

Carpet, window to rear, painted walls, radiator.

##### Bathroom 6'0" x 5'10" (1.85m x 1.79m)

Shower, toilet, sink, tiled walls and floor, window to rear, heated towel rail, storage cupboard.

##### Rear Garden

Laid to patio, pebbles, artificial lawn, single garage with electric and light, rear access gate.

##### Garage



Total floor area: 88.1 sq.m. (948 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](http://www.Propertybox.io)

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