



Silk Mill Street, Worsley, Manchester

Offers Over £299,995

Ben Rose Estate Agents are delighted to present to the market this beautifully-presented three-bedroom semi-detached property, ideally located in the highly desirable residential area of Worsley, Greater Manchester. Worsley is renowned for its charming village feel, picturesque surroundings, and strong sense of community. The area offers an excellent selection of local shops, cosy cafés, and popular restaurants, along with beautiful green spaces such as Worsley Woods and the historic Bridgewater Canal, perfect for scenic walks, cycling, and family days out. The property is conveniently positioned within walking distance of local schools and essential amenities. Exceptional transport links further enhance its appeal, with easy access to the M60 and A580, allowing for smooth commuting into Manchester and surrounding areas.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located. On the left, you enter the spacious lounge, which houses the staircase to the upper level and features a large window overlooking the front aspect, allowing plenty of natural light. From here, you move into the contemporary kitchen/diner. The kitchen offers ample storage and includes fully integrated appliances such as a fridge, freezer, oven, hob, washing machine, and dishwasher. The dining area provides plenty of space for a family dining table, with double patio doors opening out onto the rear garden.

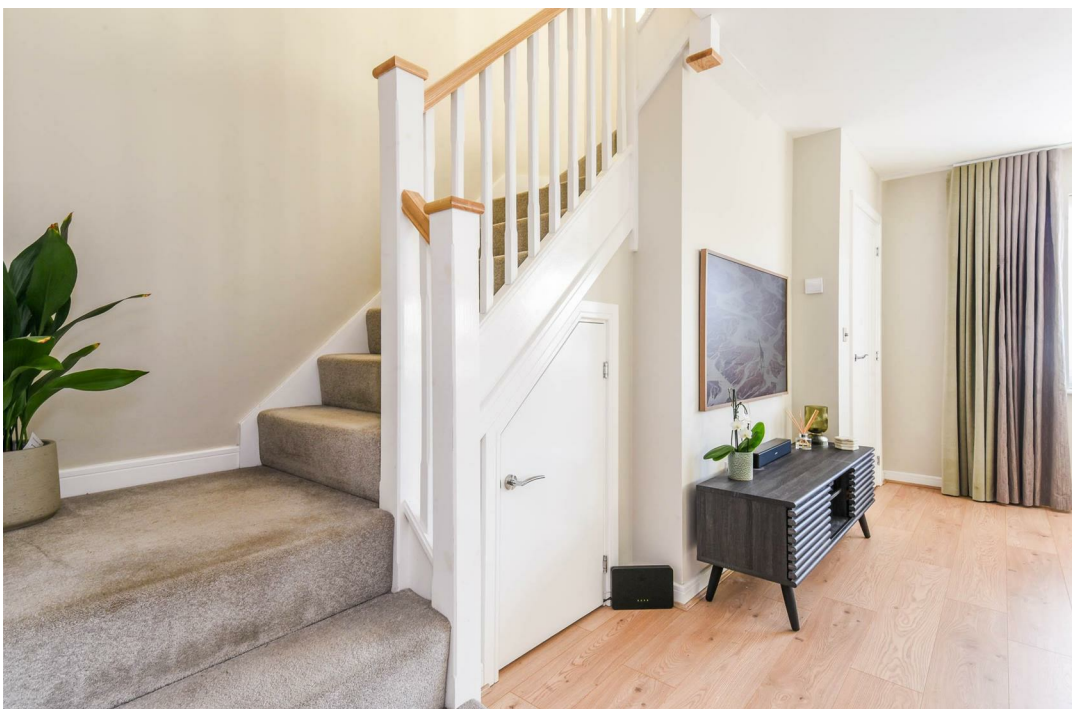
Moving upstairs, you will find three well-proportioned bedrooms, with the master bedroom benefiting from integrated storage and a private ensuite shower room. A three-piece family bathroom with an over-the-bath shower completes this level.

The loft has been recently boarded, providing practical additional storage space.

Externally, at the front, the home overlooks Honksford Brook and a charming green area, ensuring it is not overlooked.. There is also a private driveway providing off-road parking for two vehicles. At the rear, there is a generously sized garden comprising two patio areas separated by a well-maintained central lawn, perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





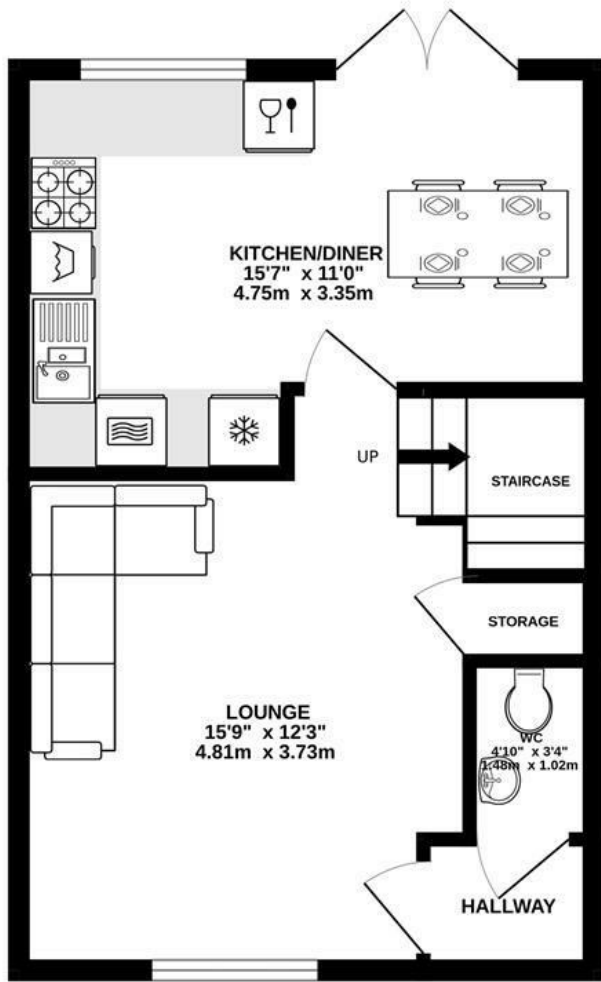




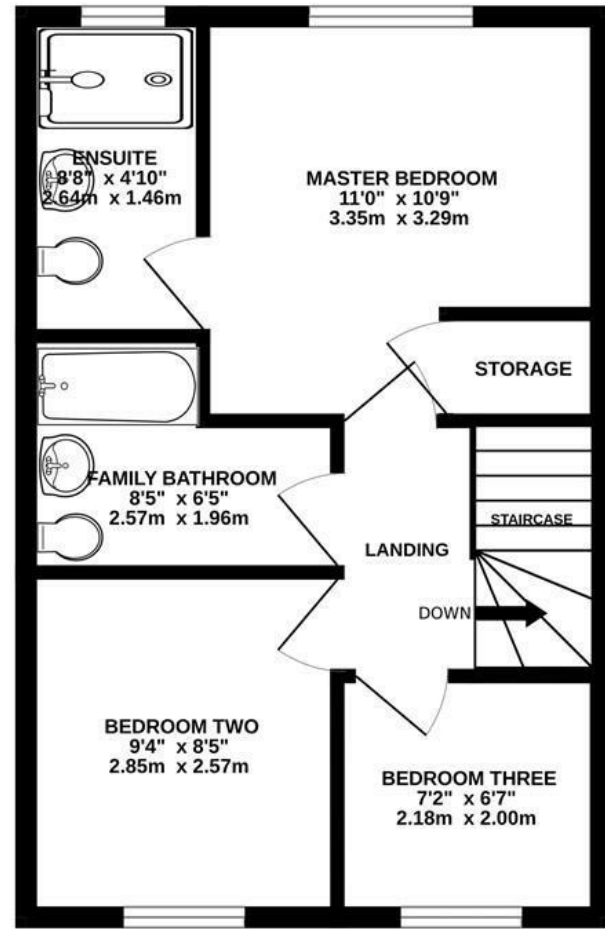




GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

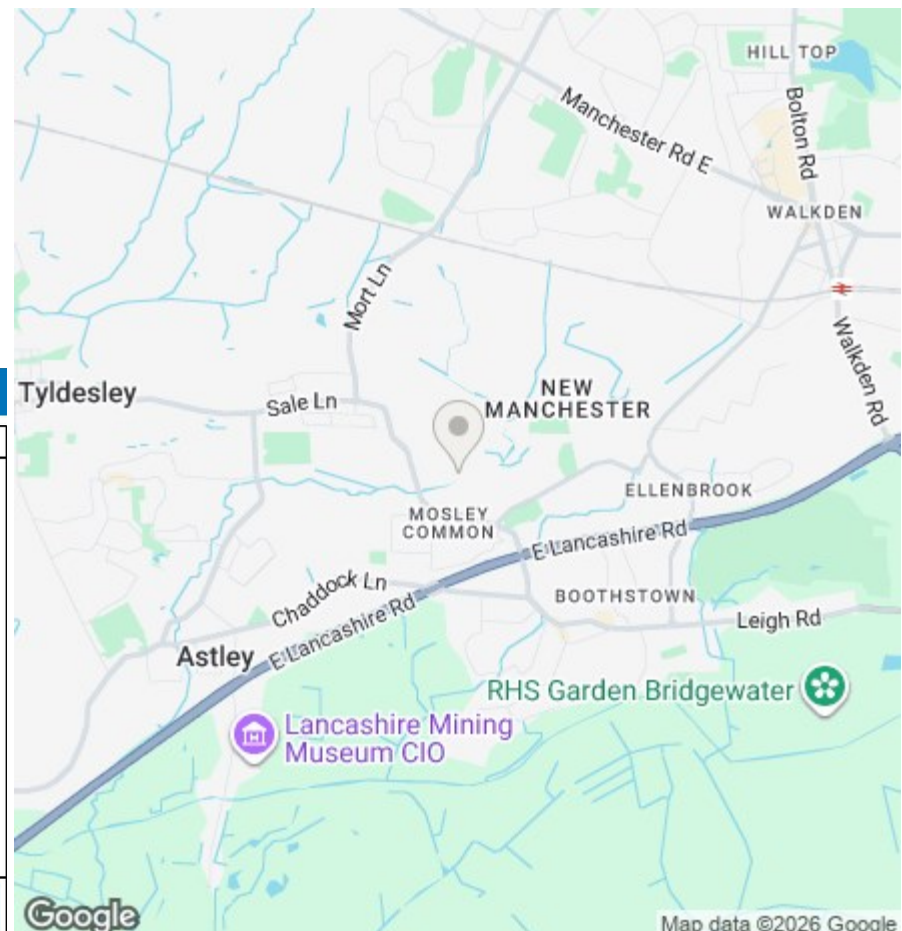


TOTAL FLOOR AREA : 762 sq.ft. (70.8 sq.m.) approx.

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	