



Millbrooke
ESTATE AGENTS

36 Southdown Drive, Worsley
£335,000

36 Southdown Drive

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this well presented three-bedroom link detached property ideally situated on a quiet cul-de-sac in the heart of Boothstown, just a short stroll to local shops, bars, restaurants, family pubs and local community centre.

Council Tax band: C

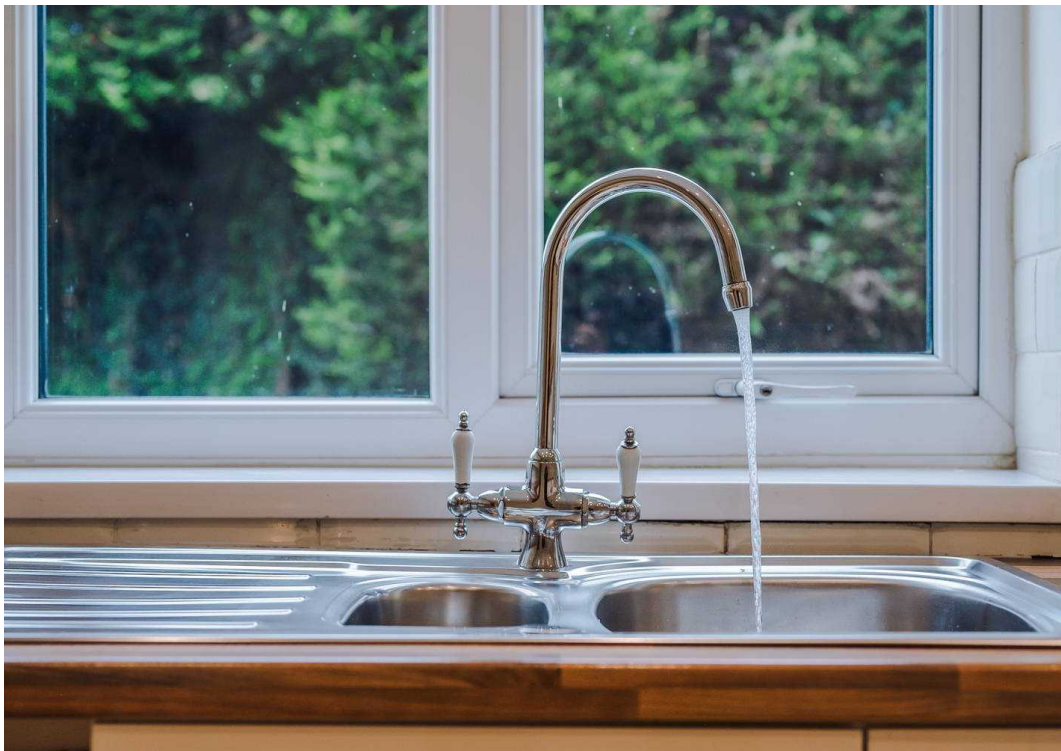
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Shops and amenities nearby
- Fully redecorated
- Cul-de-sac location
- Single garage
- Excellent commuter links
- Private garden to the rear
- Sought After Location
- No onward chain!
- Planning Permission Granted to Create Fourth Bedroom



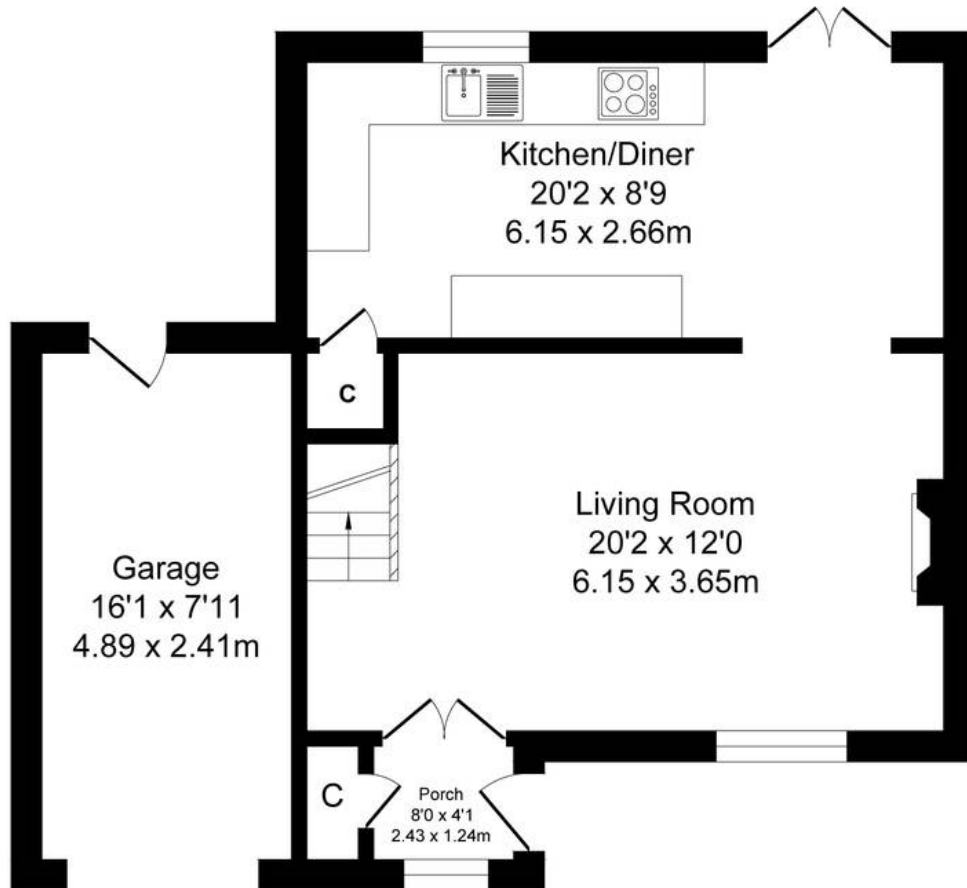




Southdown Drive, Worsley

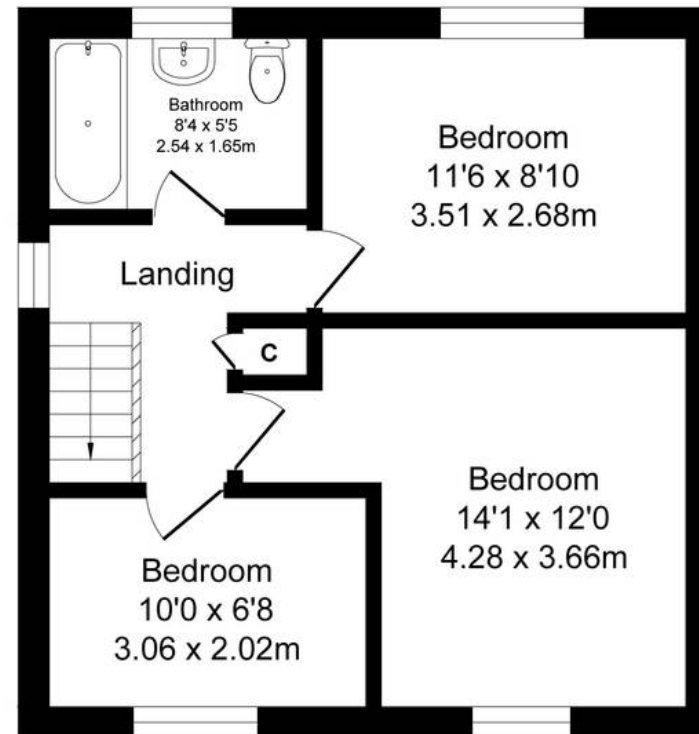
Total Approx. Floor Area 1016 Sq.ft. (94.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 589 Sq.Ft (54.7 Sq.M.)



First Floor

Approx. Floor Area 427 Sq.Ft (39.7 Sq.M.)





Millbrooke Estate Agents

271 Mosley Common Road, Worsley, Manchester - M28 1BZ

0161 790 5154 • hello@millbrooke.co • millbrooke.co

