



44 Border Brook Lane, Worsley
£270,000

44 Border Brook Lane

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this well presented, two-bedroom semi-detached property, that's ideally situated on the quiet cul-de-sac of Border Brook Lane, Boothstown. The property is freehold and is offered with no onward chain!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

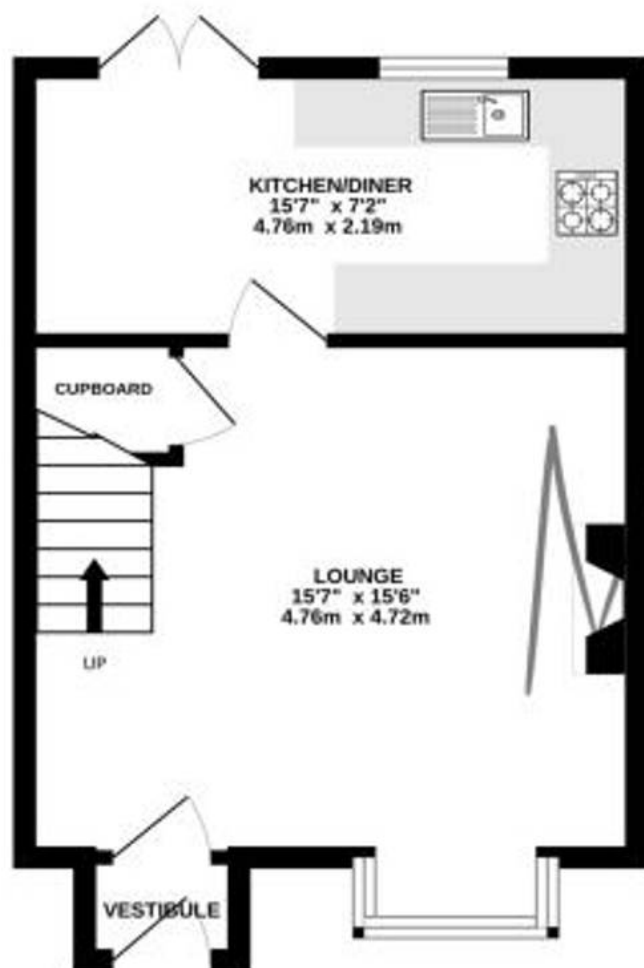
- Well presented throughout
- No Onward Chain!
- Excellent transport links
- Driveway Parking for two cars
- Low maintenance landscaped garden
- Many local amenities
- Heart of Boothstown location
- Catchment Area For The Outstanding St Andrews Primary School
- Freehold
- Must be viewed to appreciate!



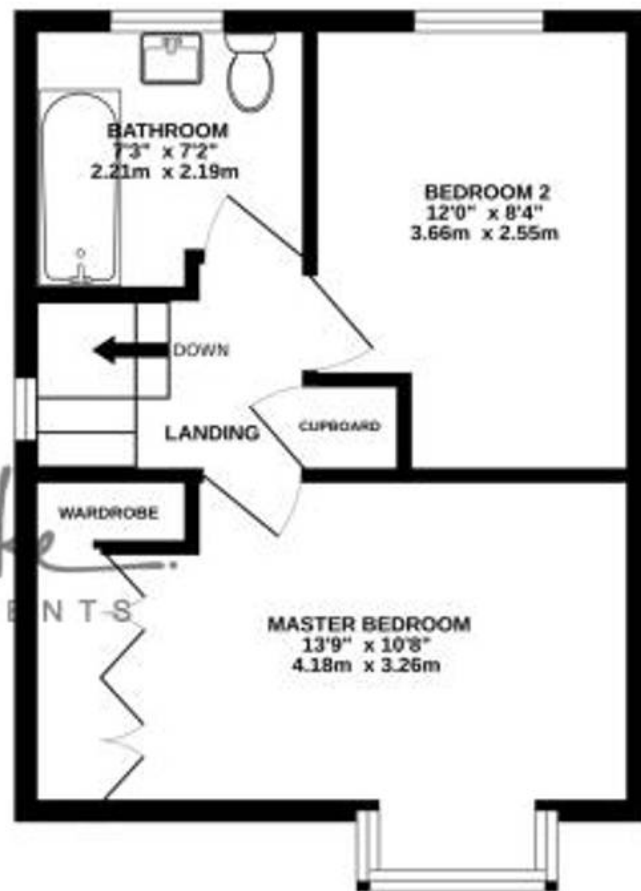




GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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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