



1 Orchard House, Manchester  
£450,000



# 1 Orchard House

, Manchester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Converted Miners Rescue Station
- Beautiful Attention to Detail
- Picturesque Conservation Area
- Excellent Transport Links
- Many Local Amenities
- Fabulous Open-Plan Living Space
- Allocated Parking
- Stunning and Immaculate Property
- Three Ensuite Double Bedrooms
- Accommodation Over Three Floors











# Orchard House, Worsley

Total Approx. Floor Area 1692 Sq.ft. (157.2 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 701 Sq.Ft (65.1 Sq.M.)

First Floor

Approx. Floor Area 550 Sq.Ft (51.1 Sq.M.)

Second Floor

Approx. Floor Area 441 Sq.Ft (41.0 Sq.M.)





## Millbrooke Estate Agents

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