



*Millbrooke*  
ESTATE AGENTS

61 Old Clough Lane, Worsley

In Excess of £210,000

# 61 Old Clough Lane

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this beautiful two-bedroom, mid-terraced period property situated on Old Clough Lane, Worsley. The tenure of the property is leasehold and is ideally suited to young professionals, first time buyers or as an excellent investment opportunity.

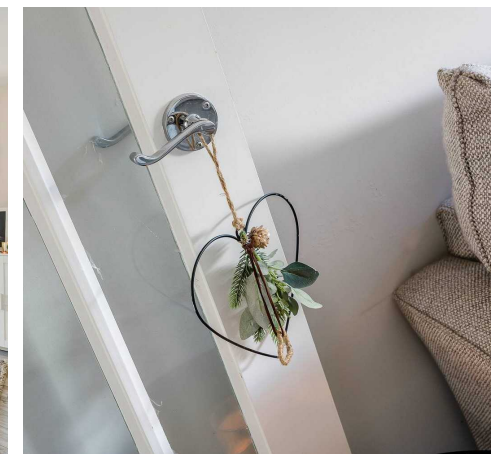
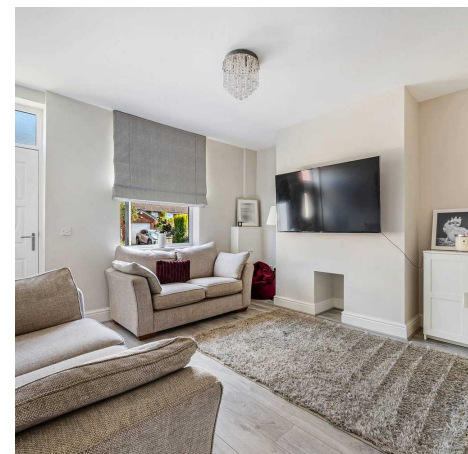
Council Tax band: A

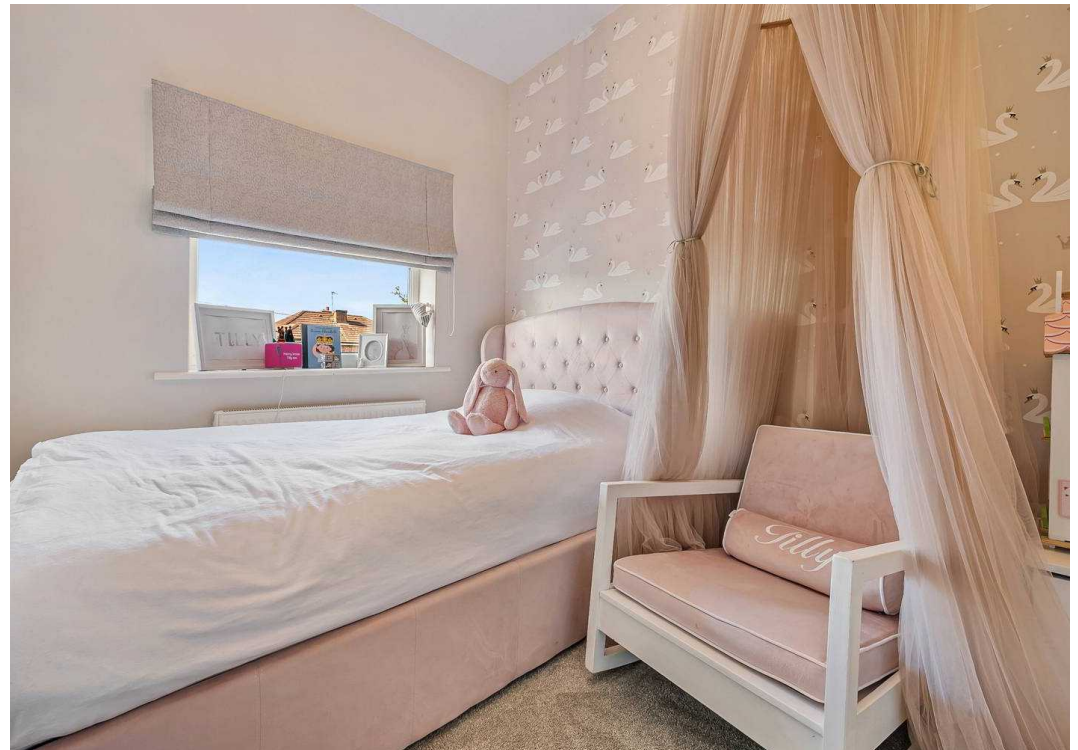
Tenure: Leasehold

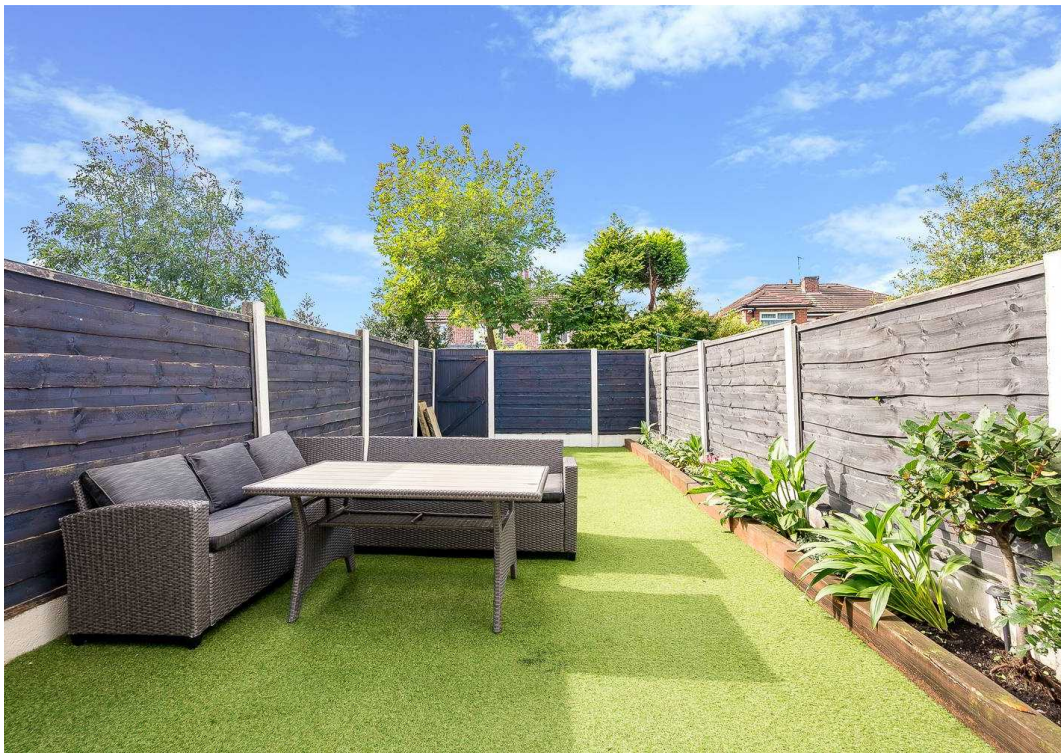
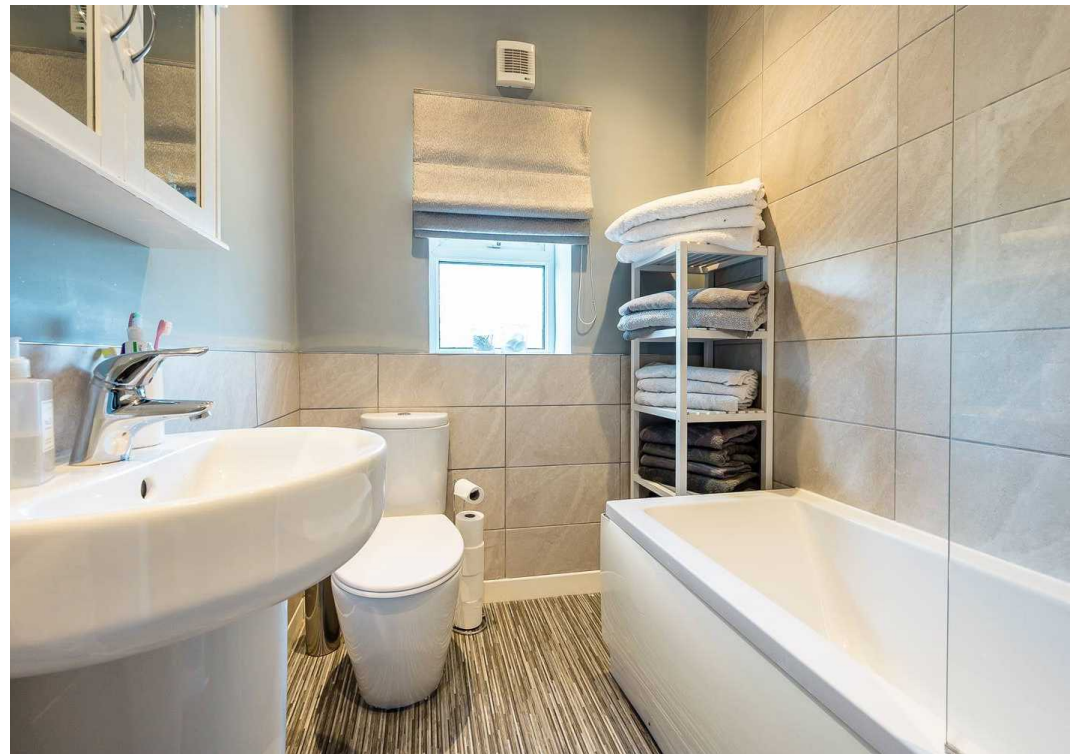
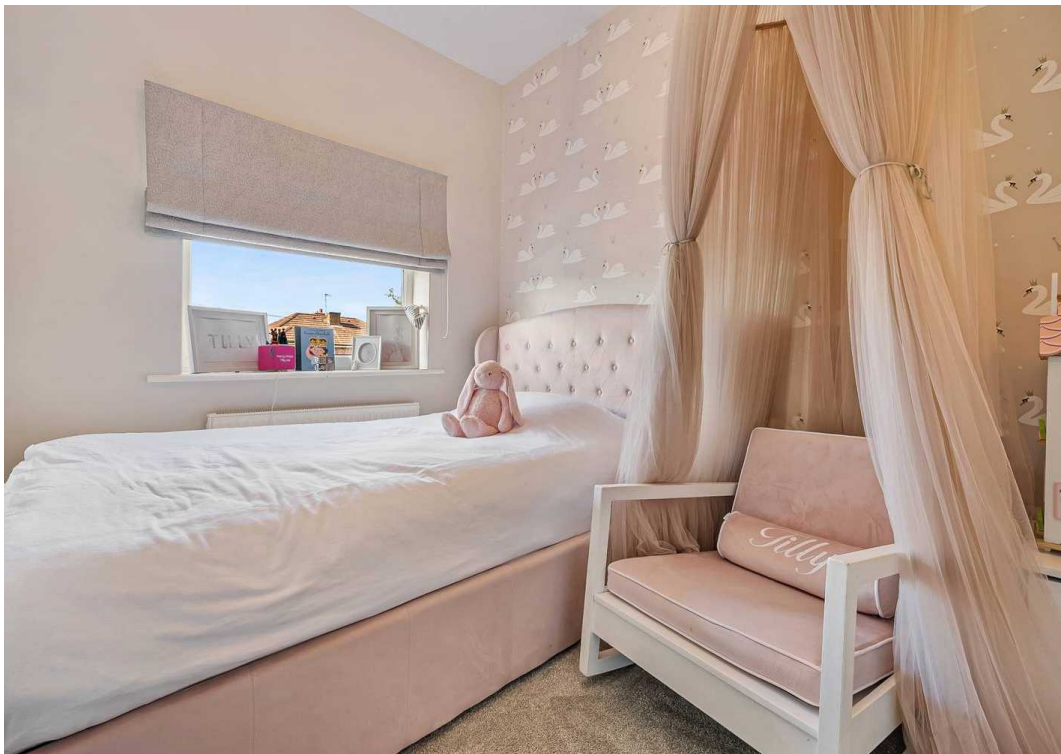
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period Terraced Property
- Ideal First Time Buyer Property!
- Beautifully Presented Throughout
- Two Double Bedrooms
- Extended Kitchen / Diner
- Gas Central Heating and Double Glazing
- Low Maintenance Private Rear Garden
- Many Local Amenities
- Excellent Transport Links
- Must be Viewed to Appreciate!



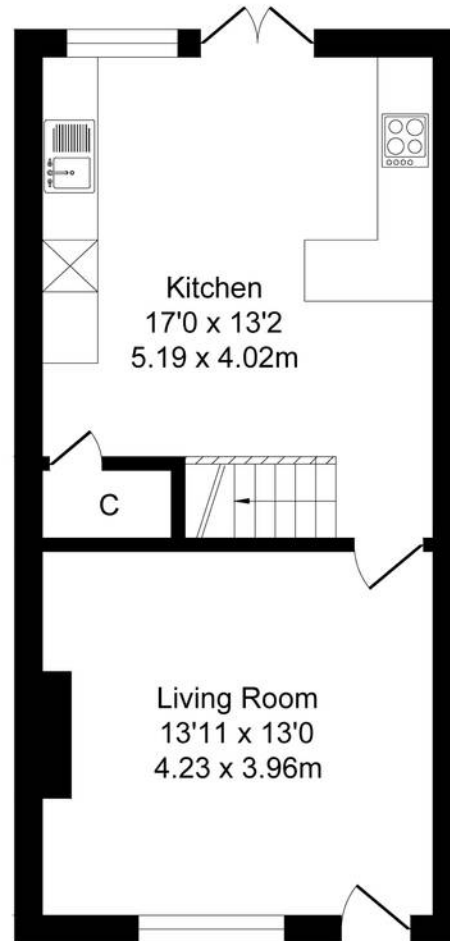




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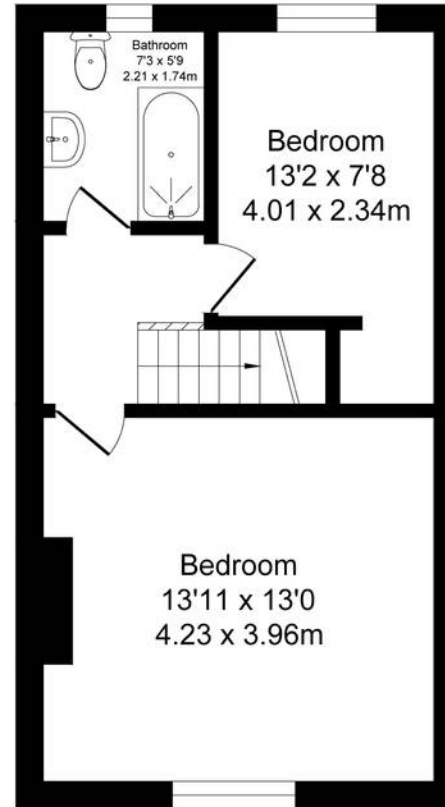
Total Approx. Floor Area 792 Sq.ft. (73.6 Sq.M.)

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.



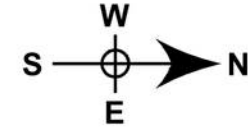
Ground Floor

Approx. Floor Area 423 Sq.Ft  
(39.3 Sq.M.)



First Floor

Approx. Floor Area 369 Sq.Ft  
(34.3 Sq.M.)





## Millbrooke Estate Agents

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