



Millbrooke
ESTATE AGENTS

12 The Reach, Worsley

In Excess of **£400,000**

12 The Reach

Worsley, Manchester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Prime Lakeside Setting with Stunning Views
- Peaceful Cul-De-Sac Location
- Three Storey Semi-Detached Home
- Four Bedrooms
- Family Bathroom Plus En-Suite
- Garage & Driveway
- Beautiful, Extensive Gardens
- Partial Ownership and Access to the Lake
- Freehold Property
- Many Local Amenities Close By & Excellent Transport Links



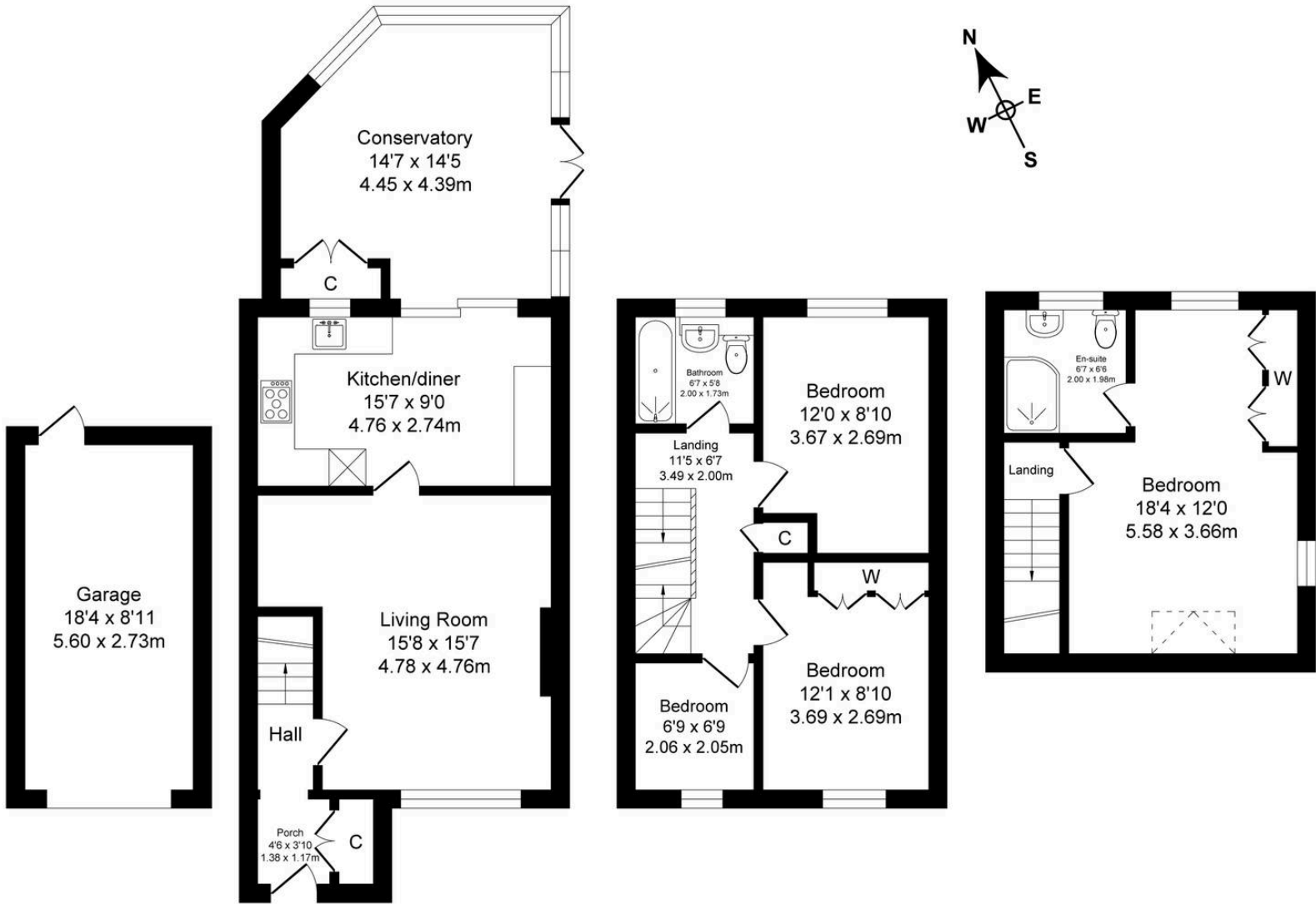




The Reach

Total Approx. Floor Area 1475 Sq.ft. (137.0 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.



Garage
Approx. Floor Area 164 Sq.Ft (15.2 Sq.M.)

Ground Floor
Approx. Floor Area 633 Sq.Ft (58.8 Sq.M.)

First Floor
Approx. Floor Area 393 Sq.Ft (36.5 Sq.M.)

Second Floor
Approx. Floor Area 285 Sq.Ft (26.5 Sq.M.)



Millbrooke Estate Agents

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

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

