



45 Amberhill Way, Worsley
In Excess of **£500,000 | £2,000 pcm**

45 Amberhill Way

Worsley, Manchester

Millbrooke Estate Agents are delighted to offer for sale this exquisite 4-bedroom detached house nestled in the prime location of Amberhill Way, Boothstown.

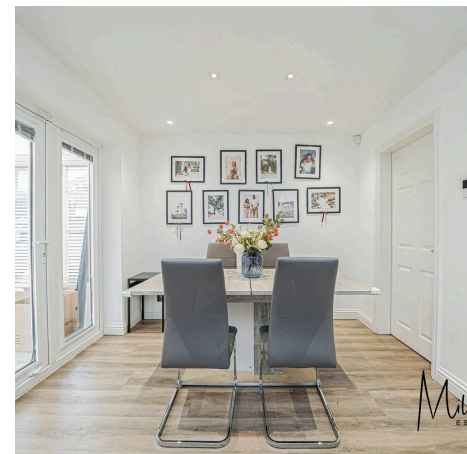
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

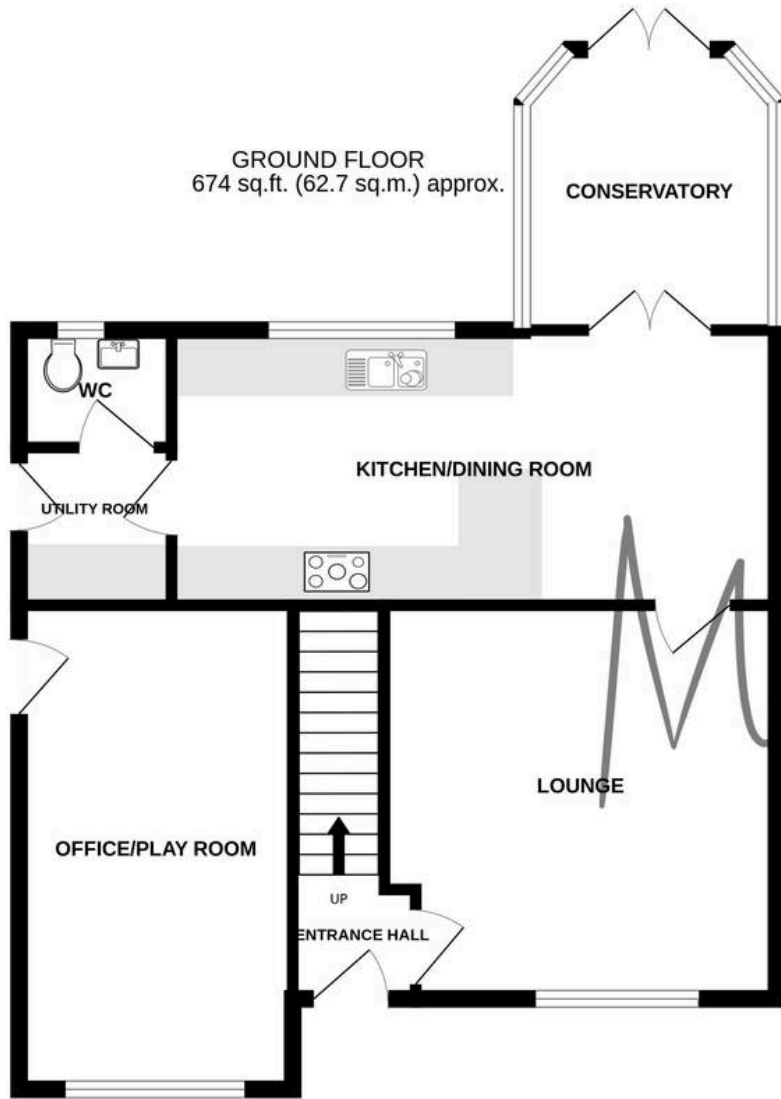
- Executive Four Bedroom Detached Property
- Spacious Contemporary Kitchen / Diner plus Utility Room
- Three Reception Rooms
- Modern Family bathroom, En-suite and Downstairs W/C
- Private, Well- Maintained Rear Garden
- Ideal Family home, Close To Primary Schools
- Close To The Bridgewater Canal, Offering Picturesque Walks Into Neighbouring Worsley & Monton Village
- Driveway To The Front, Offering Ample Off-Road Parking For 2 Vehicles
- Excellent Transport Links
- No Onward Chain!



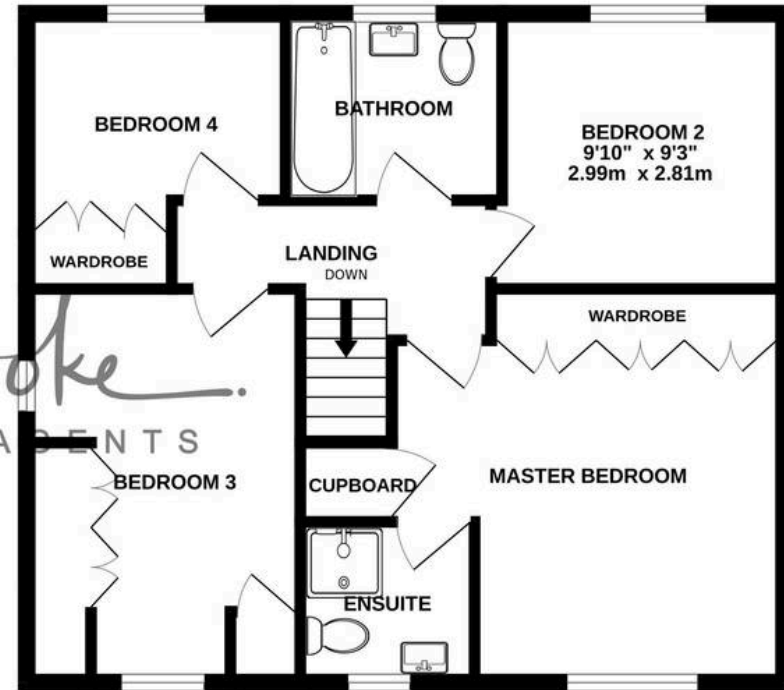




GROUND FLOOR
674 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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Millbrooke Estate Agents

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

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

