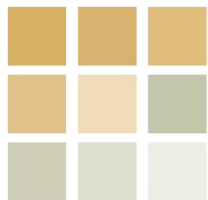




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153 OLD CLOUGH LANE
Manchester, M28 7HZ
£235,000

153 OLD CLOUGH LANE

Property at a glance

- extended 1930's semi-detached family home
- three bedrooms
- PVC double glazing & GCH system
- in need of upgrading
- extended open plan kitchen
- modern recently installed shower room
- occupying a large corner plot with scope to extend subject to relevant planning consent
- driveway providing off road parking for one car leading to the detached single garage
- sold as seen
- offered for sale with no onward chain

Pearson Ferrier Estate Agents are delighted to present this extended 1930s semi-detached family home, ideally positioned on the sought-after Old Clough Lane, Worsley.

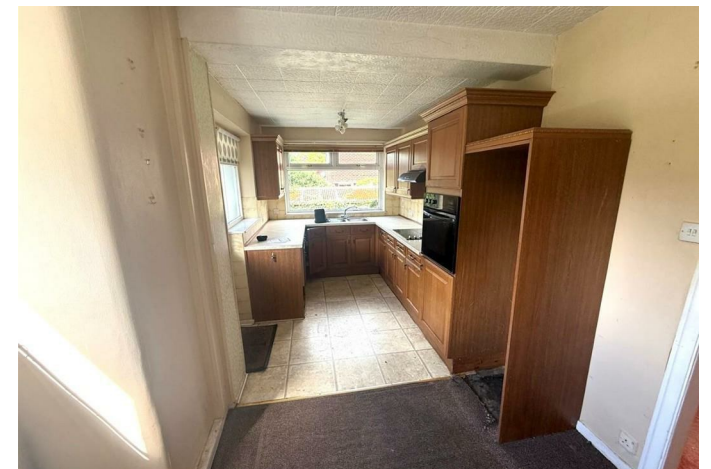
This three-bedroom property offers generous living space and excellent potential. The home benefits from PVC double glazing and a gas central heating system, along with an extended open-plan kitchen that forms the heart of the property. A modern, recently installed shower room adds a contemporary touch, while the rest of the home would benefit from upgrading.

Occupying a substantial corner plot, the property offers significant scope for further extension, subject to the necessary planning permissions. Externally, there is a driveway providing off-road parking for one car, leading to a detached single garage.

The property is offered for sale as seen and with no onward chain, ensuring a straightforward purchase process.

Enjoying pleasant views overlooking Ellesmere Golf Club, the home is conveniently located for access to local communities, well-regarded schools, shops, and transport links. Nearby motorway networks provide excellent connectivity into Manchester City Centre and surrounding areas.

This is a fantastic opportunity to acquire a home with great potential in a well-connected and desirable location.

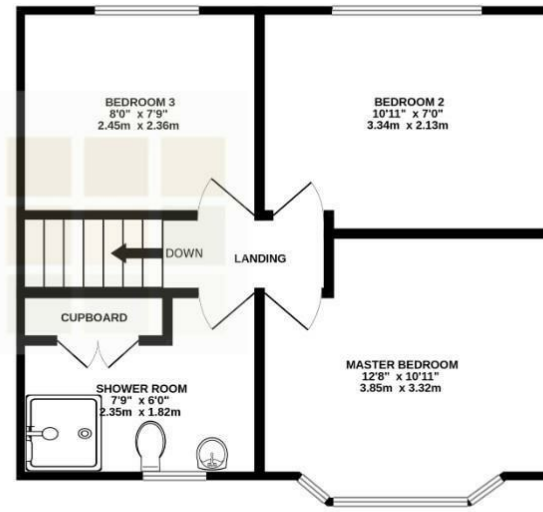




GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(1-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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