



pearson  
ferrier®



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.  
Made with Metropix ©2025

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Neutral	Potential
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		England & Wales	

Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.