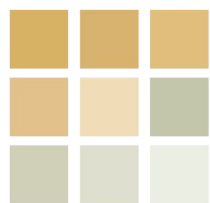




pearson
ferrier®



4 WORRELL CLOSE
Manchester, M26 3RL
Offers In The Region Of £165,000

4 WORRELL CLOSE

Property at a glance

- townhouse in need of general upgrading
- two generous sized bedrooms
- PVC double glazing & electric storage heaters
- positioned in a pedestrianised location
- modern shower room
- gardens to the front & rear
- detached garage provides secure parking or useful extra storage
- offered for sale with vacant possession & no upward chain
- conveniently placed for easy access to Radcliffe Metrolink station providing easy access to Manchester City Centre

Situated in a popular and convenient location, this two-bedroom townhouse offers an excellent opportunity for buyers looking to put their own stamp on a property. In need of general upgrading, the home is positioned within a pedestrianised setting and benefits from PVC double glazing and electric storage heating.

The accommodation comprises a welcoming entrance, a spacious lounge, kitchen/diner, two generous bedrooms, and a modern shower room. Outside, there are gardens to both the front and rear, providing pleasant outdoor space and a detached garage provides secure parking or useful extra storage.

Offered for sale with vacant possession and no upward chain, this home is ideally placed for easy access to Radcliffe Metrolink station, offering direct links into Manchester City Centre, as well as local shops, schools, and amenities.

This property presents an ideal investment opportunity or first-time purchase for those seeking a home to modernise and make their own.

Additional Information:

Tenure - Leasehold

Term of the lease - 999 years from 1st October 2000

Lease Start Date 17/01/1966

Lease End Date 25/03/2963

Lease Term 999 years (less 10 days) from 25 March 1964

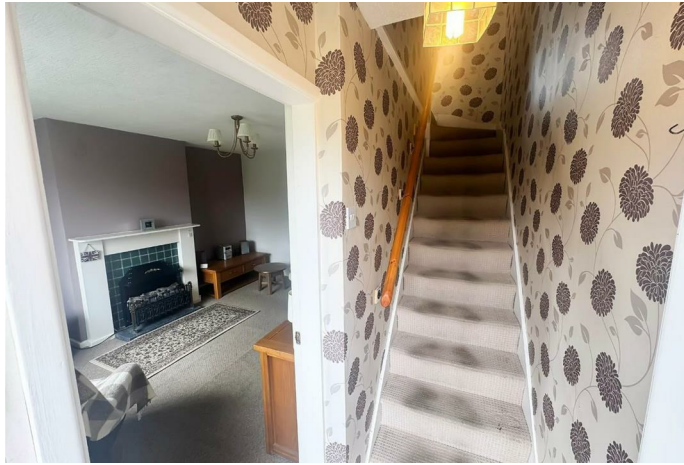
Lease Term Remaining 938 years

Ground Rent Payable - £TBC per annum,

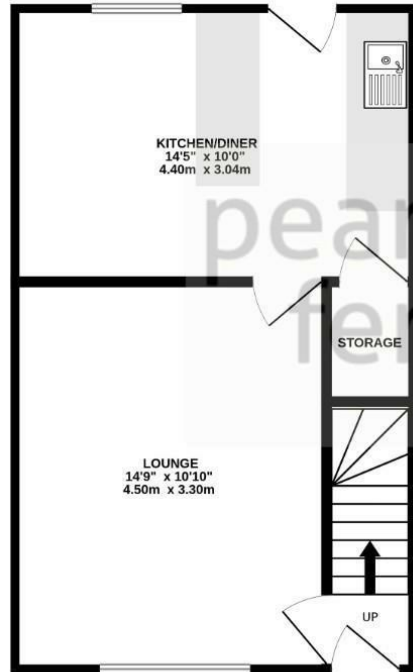
Council Tax band A payable to Bury MBC. Council Tax rates amount for 2025-26 = £1609.72

EPC Rating: Await EPC

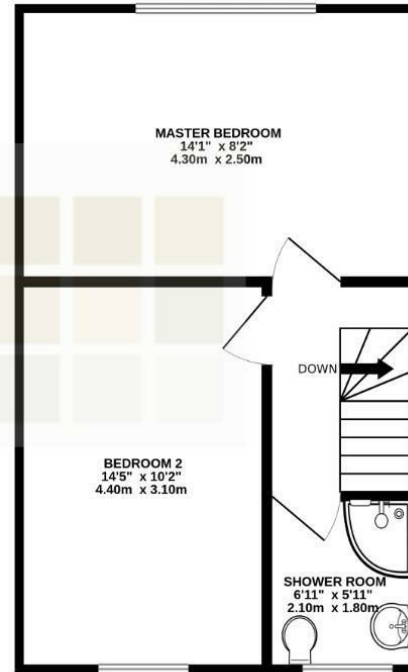




GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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		
43-54	E		
31-42	F		
1-20	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			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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.