



51 Lumber Lane Manchester M28 2GJ

- Detached House
- 2 reception rooms
- Garage
- Close by to Roe Green
- No onward chain
- 3 bedrooms
- Enclosed rear garden
- Driveway for 2/3 cars
- Great access to the A580 and motorway network

Offers Over
£425,000



This 3-bedroom detached house on Lumber Lane is the ultimate family home. With parking for 3 cars, 2 on the drive and 1 in the garage, its light, spacious interior and private back garden, you won't be looking to move anywhere else in a rush!

Downstairs comprises of a living room, separate dining room and kitchen. Both reception rooms are spacious with large windows making them the perfect areas to sit back and relax or host a good old get-together. The kitchen also benefits from large windows on both walls and a door to the back garden. With a clean, contemporary design, there is plenty of cupboard space and you'll also benefit from an integrated oven, hob and extractor fan.

Heading up stairs, the master and second bedroom are both spacious with ample light, offering the perfect environment to create your own personal oasis away from the mayhem and madness of day to day life. The third bedroom is a good size, perfect for a child or even as a home office. Each of the bedrooms, living areas and stairs are beautifully carpeted while the kitchen and hallway are laid with a light, wood effect floor which makes the space look even brighter. The family bathroom is a well-sized 3-piece suite with a tiled floor.

The garden is large and has plenty of scope for development, and situated not far from Beesley Green in Worsley, you'll never have to worry about a lack of outdoor space. With bus stops as little as 1-minute away and great road connections, it's also a great spot for anyone who commutes.

With no onward chain slowing you down, the house is ready to move into and start making your home, so contact our team and book your viewing!

GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



51 LUMBER LANE

TOTAL FLOOR AREA : 885 sq.ft. (82.2 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. No responsibility is taken for any error, omission or misdescription contained within these floorplans. These floorplans are for general guidance only and should not be relied upon for legal purposes only and should not be relied upon for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their current state of 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		
(39-54)	E	51	
(21-38)	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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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0161 707 7584

192 Monton Road, Monton, Manchester,
M30 9PY

monton.sales@ascendproperties.com,
monton.lettings@ascendproperties.com
www.ascendproperties.com



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