



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Gibson Grove, Manchester, M28 0BH

### £210,000

EXCEPTIONAL FOUR BEDROOM SEMI DETACHED HOME WITH NO CHAIN DELAY

Situated on the tranquil cul-de-sac of Gibson Grove in Worsley, Manchester, this exceptional semi-detached family home is a true gem. Boasting four generously sized bedrooms, including a conveniently located ground floor bedroom, this property is ideal for families with older relatives, or teenagers seeking their own space.

The home has been extended and meticulously maintained to the highest standard, showcasing immaculate presentation and modern fixtures throughout. The thoughtful design includes a fantastic loft conversion, providing additional living space that can be tailored to your needs. With two inviting living areas, this residence offers ample room for relaxation and family gatherings, all adorned with neutral decoration that creates a warm and welcoming atmosphere.

Outside, the property features low-maintenance gardens and ample off-road parking, ensuring convenience for you and your guests. The location is particularly advantageous, as it is conveniently close to bus routes, local schools, and various amenities. Furthermore, excellent transport links to Manchester, Salford, and major motorways make commuting a breeze.

This outstanding home is offered with no chain delay, making it an ideal choice for those looking to move in swiftly. Whether you are a growing family or seeking a spacious home with versatile living options, this property is sure to impress. Do not miss the opportunity to make this beautiful house your new home.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience.

# Gibson Grove, Manchester, M28 0BH

£210,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating D
- Ample Off Road Parking
- No Chain Delay
- Four Generously Sized Bedrooms
- Loft Conversion Providing Additional Living Space
- Ideal Family Home
- Sought After Location
- Easy Access To Major Network Links

## Ground Floor

### Entrance

Composite double glazed frosted door to hall.

### Hall

6'11 x 4'4 (2.11m x 1.32m)

Central heating radiator, meter cupboard, doors to reception room and dining room, stairs to first floor.

### Reception Room

18'7 x 10'3 (5.66m x 3.12m)

UPVC double glazed window, central heating radiator, coving, television point and sliding door to bedroom four.

### Bedroom Four

15'1 x 10'3 (4.60m x 3.12m)

UPVC double glazed window, spotlights, central heating radiator and sliding door to ensuite wetroom.

### Ensuite/Wetroom

7' x 4'4 (2.13m x 1.32m)

UPVC double glazed frosted window, walk in electric feed shower, dual flush WC, pedestal wash basin with mixer tap, tiled elevation, spotlights and non slip flooring.

### Dining Room

12'1 x 10' (3.68m x 3.05m)

UPVC double glazed window, central heating radiator, coving, under stairs storage and door to kitchen.

### Kitchen

13'3 x 6' (4.04m x 1.83m)

UPVC double glazed window, central heating radiator, range of matte wall and base units, wood effect surface, gloss splash back, composite sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, space for washing machine and fridge freeze, spotlights, wood effect laminate flooring and composite double glazed frosted door to rear.

## First Floor

### Landing

9'3 x 5'7 (2.82m x 1.70m)

UPVC double glazed window, loft access, doors to three bedrooms, bathroom and WC.

## Bedroom One

12'10 x 9'11 (3.91m x 3.02m)

UPVC double glazed window, central heating radiator, ceiling rose, fitted wardrobe and dressing table, television point.

## Bedroom Two

12'10 x 10'3 (3.91m x 3.12m)

UPVC double glazed window, central heating radiator, television point and door to stairs to second floor.

## Bedroom Three

8'10 x 7'2 (2.69m x 2.18m)

UPVC double glazed window, central heating radiator, coving, storage cupboard and television point.

## Bathroom

6'9 x 5'4 (2.06m x 1.63m)

UPVC double glazed frosted window, vanity top wash basin with mixer tap, wood effect panel bath with direct feed rainfall shower and mixer tap, tiled elevation, spotlights, extractor fan and tiled floor.

## WC

4'10 x 2'4 (1.47m x 0.71m)

UPVC double glazed frosted window, dual flush WC, PVC to ceiling, spotlights and tiled floor.

## Second Floor

### Loft Room

24' x 8'10 (7.32m x 2.69m)

Spotlights and eave storage.

## External

### Rear

Enclosed garden with composite decking and raised bedding areas, outbuilding.

### Front

Block paved driveway.



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