



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Lakeside Avenue, Worsley, M28 3FH

£270,000

SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY IN MANCHESTER

Situated on the charming Lakeside Avenue in Worsley, Manchester, this delightful house offers a perfect blend of comfort and functionality. Upon entering, you are welcomed by a generous reception room, ideal for both relaxation and entertaining guests. The spacious kitchen and dining area provide a wonderful space for family meals and gatherings, conveniently located next to a study/reception room two space that overlooks the rear garden, which is laid to lawn and fully enclosed, ensuring privacy and a safe environment for children or pets.

This property boasts three spacious double bedrooms, each offering ample room for furnishings and personal touches. Additionally, there is a fourth bedroom which currently contains a queen size bed that presents a versatile opportunity; it can serve as an extra office or a storage space, catering to your specific needs.

For those with multiple vehicles, the property features off-road parking at the front, accommodating numerous cars with ease. This home is not only practical but also situated in a desirable location, making it an excellent choice for families or professionals seeking a peaceful yet accessible living environment. With its thoughtful layout and ample space, this property is sure to impress.

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- Tenure Freehold
 - Ample Off Road Parking
 - Low Maintenance Garden Space To The Front
- Council Tax Band B
 - Ideal Family Home
 - Fitted Kitchen/Dining Area And Three Piece Bathroom Suite
- EPC Rating TBC
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Close Proximity To Local Amenities

Ground Floor

Entrance

UPVC double glazed door to hall.

Hall

13' x 5'6 (3.96m x 1.68m)

UPVC double glazed frosted window, central heating radiator, wood effect flooring, doors to reception room and kitchen/dining area.

Reception Room

13' x 11'2 (3.96m x 3.40m)

UPVC double glazed window, central heating radiator, living flame gas fire with marble hearth and surround, wood mantle, television point and wood effect flooring.

Kitchen/Dining Area

17'1 x 9'7 (5.21m x 2.92m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work tops, stainless steel sink with draining board, integrated oven, four ring gas hob, tiled splash back, extractor hood, space for fridge freezer, space for fridge, plumbed for washing machine, wood effect flooring, French doors to rear and door leading to study/reception room two.

Study/Reception Room Two

11'8 x 10'7 (3.56m x 3.23m)

UPVC double glazed window, central heating radiator, French doors to rear garden and wood effect flooring.

First Floor

Landing

8'7 x 6'4 (2.62m x 1.93m)

Loft access, doors to four bedrooms and bathroom.

Bedroom One

13' x 9'10 (3.96m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

Bedroom Three

10'4 x 9'8 (3.15m x 2.95m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'3 x 6'11 (2.51m x 2.11m)

UPVC double glazed window, central heating radiator and wood effect flooring. (Currently containing a queen size bed).

Bathroom

6'9 x 5'3 (2.06m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual

flush WC, pedestal wash basin, panel bath, overhead direct feed shower with rinse head, marble effect PVC panel elevation, spotlights and ceramic tiled flooring.

External

Rear

Enclosed garden, laid to lawn, paving, bedding areas, gravel chipping, trees and mature shrubbery.

Front

Paved drive for off road parking and access to garage.

Garage

Power and lighting.



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