



| 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                                    | 45      | 83                         |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Worsley Road, Manchester, M27 5WN

### £375,000

THREE BEDROOM SEMI-DETACHED HOME IN SWINTON

Located on Worsley Road in the charming area of Swinton, Manchester, this delightful house presents an excellent opportunity for those seeking a spacious family home. The property boasts two generous reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is the expansive kitchen and dining area, which is complemented by an adjoining utility room and a convenient WC, enhancing the overall functionality of the space.

This residence features three well-proportioned bedrooms, each equipped with fitted storage to maximise space. The master bedroom is particularly appealing, as it includes a private shower room, offering a touch of luxury and convenience. Additionally, the well-appointed bathroom caters to the needs of the household with ease.

Outside, the property benefits from off-road parking at the front that extends to the rear, providing a secure space for your vehicle. The rear yard is designed for low maintenance, making it an ideal space for outdoor relaxation or entertaining. Furthermore, the inclusion of garage space adds to the practicality of the home.

For those in need of extra storage, the cellar provides an excellent solution, ensuring that you will never be short on space. While the house does require some modernisation, it holds immense potential to become the perfect home with a little love and attention. This property is a fantastic opportunity for buyers looking to create their dream living space in a desirable location.

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Worsley Road, Manchester, M27 5WN  
£375,000

 3  2  2  E

- Spacious Semi Detached Property
  - Spread Across Three Floors
  - Off Road Parking and Double Garage
  - EPC Rating E
- Three Bedrooms
  - Bursting with Potential
  - Tenure Freehold
- Two Bathrooms
  - Low Maintenance Externals
  - Council Tax Band C

Ground Floor

Entrance Hall

21'5 x 5'5 (6.53m x 1.65m )  
Hardwood single glazed frosted front door, central heating radiator, coving, dado rail, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

12'4 x 12'2 (3.76m x 3.71m )  
UPVC double glazed bay window, central heating radiator, coving, picture rail, dado rail, living flame gas fire with wooden mantel and tiled surround.

Reception Room Two

13'7 x 11'2 (4.14m x 3.40m )  
Two UPVC double glazed windows, central heating radiator, coving and living flame gas fire.

Kitchen

21'7 x 10'7 (6.58m x 3.23m)  
Two UPVC double glazed windows, central heating radiator, coving, range of wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, space for double oven, plumbing for washing machine, part stone flag flooring, door to utility and door to stairs to lower ground floor.

Utility

7'4 x 5'8 (2.24m x 1.73m)  
Hardwood double glazed window, central heating radiator, tiled effect flooring, door to WC and hardwood door to rear.

WC

5'9 x 3'9 (1.75m x 1.14m)  
Hardwood double glazed frosted window, low basin WC, pedestal wash basin with mixer tap and tiled effect flooring.

Lower Ground Floor

Cellar Room One

17'0 x 4'11 (5.18m x 1.50m)

Cellar Room Two

12'6 x 12'4 (3.81m x 3.76m)

Cellar Room Three

8'11 x 4'11 (2.72m x 1.50m)

First Floor

Landing

20'10 x 5'4 (6.35m x 1.63m )  
Coving, dado rail, loft access, doors leading to three bedrooms and bathroom.

Bedroom One

15'11 x 12'5 (4.85m x 3.78m)  
Two UPVC double glazed windows, two central heating radiators, spotlights, fitted wardrobes and door to en suite shower room.

En Suite Shower Room

3'7 x 2'10 (1.09m x 0.86m)  
Direct feed shower enclosed, tiled elevations and tiled effect flooring.

Bedroom Two

13'9 x 11'2 (4.19m x 3.40m)  
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

Bedroom Three

11'1 x 10'6 (3.38m x 3.20m)  
UPVC double glazed window, central heating radiator and fitted storage.

Bathroom

7'4 x 7'0 (2.24m x 2.13m)  
UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, bidet, wood panelled bath with mixer tap and rinse head, spotlights, coving, tiled elevations and tiled effect flooring.

External

Rear

Enclosed block paved garden with artificial lawn and access to double garage.

Front

Laid to lawn garden, paving, steps to entrance and gated block paved driveway.



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