



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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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Warren Road, Worsley, M28 3LT

Offers Over £200,000

A SUPERB FIRST TIME HOME WITH PRIVATE GARDEN AND OFF-ROAD PARKING

Situated on the desirable Warren Road in Worsley, Manchester, this delightful house presents an excellent opportunity for a small family seeking comfort and convenience. The property boasts two spacious living rooms, providing ample space for relaxation and entertaining. The modern kitchen, recently fitted with contemporary fixtures, is both stylish and functional, making it a joy to prepare meals.

The charm of this home extends to the private rear garden, a perfect retreat for outdoor activities or simply enjoying a quiet moment in nature. For those with vehicles, the property offers off-road parking for two cars, ensuring ease and security.

The accommodation features two generous bedrooms, providing comfortable sleeping quarters for family members or guests. The modern three-piece bathroom suite is designed with both style and practicality in mind, catering to the needs of everyday life.

Situated in a convenient location, this property offers easy access to nearby amenities, including shops, schools, and parks, making it an ideal choice for families. Additionally, the excellent transport links ensure that commuting to Manchester and beyond is straightforward.

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Offers Over £200,000

 2  1  2  C

- Tenure Freehold
 - Off Road Parking With Space For Two Vehicles
 - Close Proximity To Major Commuter Routes
 - Ideal Property For A Small Family
- Council Tax Band A
 - Two Generously Sized Bedrooms
 - Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- EPC Rating C
 - Easy Access To Local Amenities
 - Ample Rear Garden Space

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

6'7 x 5'2 (2.01m x 1.57m)

UPVC double glazed frosted window and double doors to reception room one.

Reception Room One

17'7 x 10'9 (5.36m x 3.28m)

UPVC double glazed window, central heating radiator, coving, television point, stairs to first floor, open to reception room two and door to kitchen.

Kitchen

12'8 x 8'9 (3.86m x 2.67m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work top, oven with four ring electric hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, plumbed for washing machine, space for American style fridge freezer, coving, tiled floor, doors to pantry and under stairs storage.

Reception Room Two

11'5 x 8'4 (3.48m x 2.54m)

Central heating radiator, coving and UPVC double glazed French doors to rear.

First Floor

Landing

Loft access, doors to two bedrooms and bathroom.

Bedroom One

14'4 x 10'10 (4.37m x 3.30m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and door to above stairs storage.

Bedroom Two

12'10 x 11'10 (3.91m x 3.61m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'5 x 6'4 (2.26m x 1.93m)

UPVC double glazed frosted window, central heating towel rail, low flush WC, vanity top wash basin with mixer tap, P shaped bath with mixer tap, overhead electric feed shower, tiled elevation and tiled effect flooring.

External

Rear

Laid to lawn garden, paving, gravel chips and outbuilding.

Front

road parking for two vehicles.



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