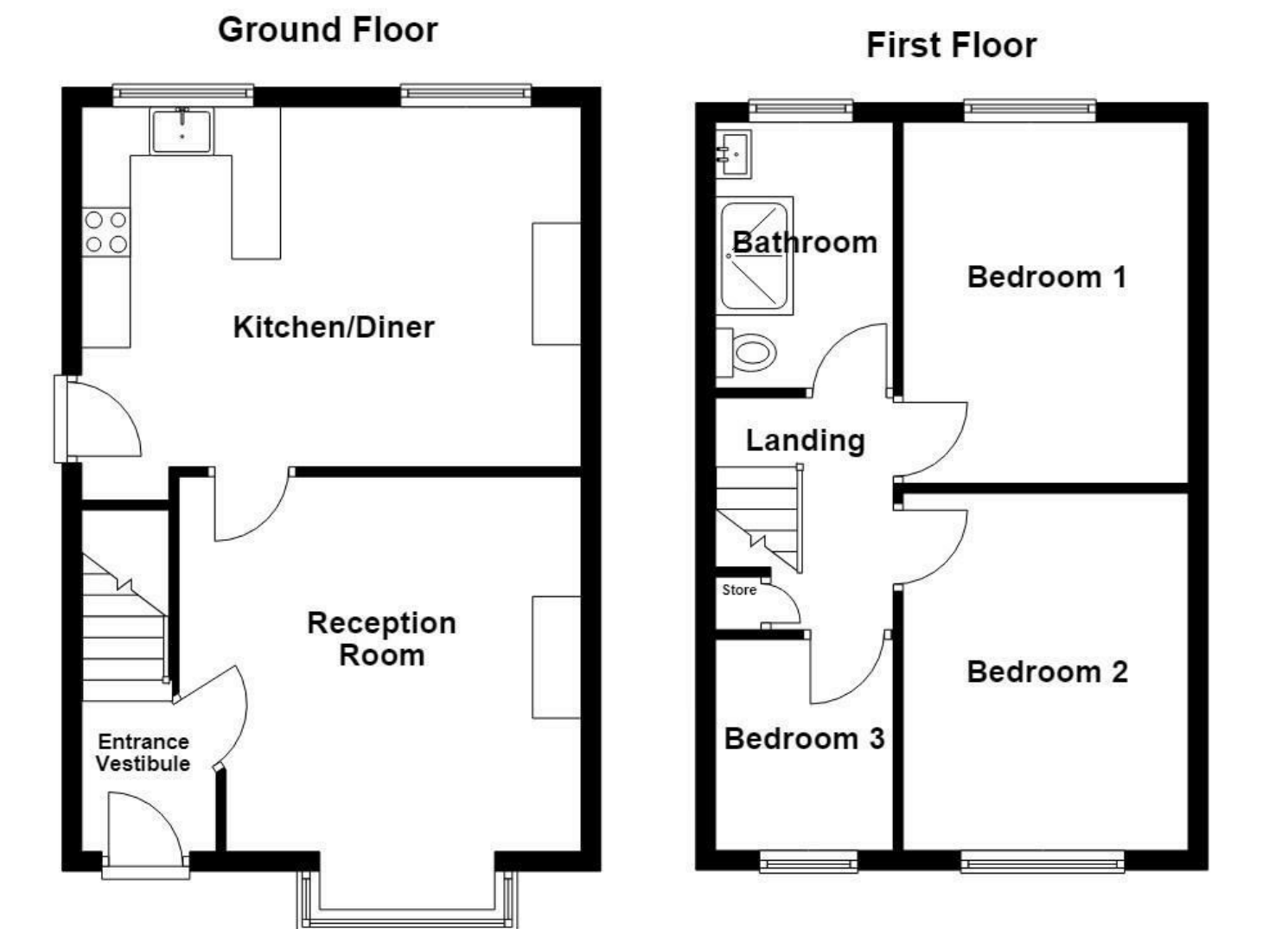




St. Georges Crescent, Manchester, M28 3AL

£250,000

Nestled in the charming area of St. Georges Crescent, Worsley, Manchester, this delightful semi-detached home presents an excellent opportunity for those seeking a spacious and versatile living space. With its pristine white walls and contemporary grey carpets, the property offers a perfect blank canvas for you to personalise and make your own.

As you enter, you are welcomed into a generous reception room that provides ample space for relaxation and entertaining. The well-appointed kitchen on the ground floor is ideal for culinary enthusiasts, offering functionality and room for creativity.

Venturing upstairs, you will find three sizeable bedrooms, each providing a comfortable retreat for rest and relaxation. The bathroom is conveniently located on this floor, ensuring ease of access for all residents.

Outside, the property boasts a driveway, providing off-road parking, and a large back garden that offers a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. This expansive garden is a rare find and adds significant value to the home.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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		

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.

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 3  1  1  C

- Three Bedroom Semi Detached Home
 - Neutral Décor Throughout
 - Driveway Providing Off Road Parking
 - Tenure - Leasehold
- Spacious Reception Room
 - Generous Rear Garden
 - EPC Rating - C
- Modern Fitted Kitchen
 - Sought After Worsley Location
 - Council Tax Band - B

Ground Floor

Entrance

Composite double glazed door to entrance vestibule.

Entrance Hall

5'1 x 4'6 (1.55m x 1.37m)

Door leading to reception room, stairs to first floor.

Reception Room

13'1 x 12'8 (3.99m x 3.86m)

UPVC double glazed window, central heating radiator, cast iron multifuel stove burner, door leading to kitchen.

Kitchen

16'8 x 12'1 (5.08m x 3.68m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate surfaces, tiled splashback, sink and drainer with mixer tap, integrated oven and gas hob burner, extractor hood, plumbing for dishwasher, space for fridge freezer, UPVC double glazed door to rear.

First Floor

Landing

9 x 6 (2.74m x 1.83m)

UPVC double glazed window, central heating radiator, doors leading to three bedrooms and shower room.

Bedroom One

12'2 x 9'7 (3.71m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Two

12'1 x 9'7 (3.68m x 2.92m)

UPVC double glazed window, central heating radiator.

Bedroom Three

12'1 x 9'7 (3.68m x 2.92m)

UPVC double glazed window, central heating radiator.

Shower Room

9 x 6 (2.74m x 1.83m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosure, partial tiled elevations, spotlights.

External

Rear

Enclosed laid to lawn garden.

Front

Driveway, paved area, stone chippings.



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