



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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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Moss Lane, Worsley, M28 3WD

Offers Over £375,000

GORGEOUS FOUR BEDROOM DETACHED HOME IN MANCHESTER

Nestled on the charming Moss Lane in Worsley, Manchester, this delightful house offers a perfect blend of comfort and practicality. The heart of the home is undoubtedly the well-lit and well-equipped kitchen, which boasts a useful utility cupboard, making it an ideal space for culinary enthusiasts. This inviting kitchen seamlessly leads to a rear enclosed yard, designed for low maintenance, allowing you to enjoy outdoor space without the hassle of extensive upkeep.

For added convenience, the property features a downstairs WC, ensuring that guests and family alike have easy access. Ascending to the upper floor, you will discover three well-proportioned bedrooms, one of which is currently utilised as a home office, perfect for those who work remotely or require a quiet study area.

The highlight of this residence is the fourth master bedroom located in the attic, which is bathed in natural light thanks to the thoughtfully placed Velux windows. This serene space also includes an ensuite, providing a private retreat for relaxation.

Additionally, the property offers off-road parking in front of the garage, ensuring that your vehicles are secure and easily accessible. This home is not only a practical choice but also a welcoming sanctuary, making it an excellent opportunity for families or professionals seeking a comfortable living space in a desirable location.

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Moss Lane, Worsley, M28 3WD

Offers Over £375,000

 4  2  1  B

- Exceptional Detached Property
- Spread Across Three Floors
- Off Road Parking and Garage
- EPC Rating B
- Four Bedrooms
- Modern Fitted Dining Kitchen
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

11'10 x 7'2 (3.61m x 2.18m)

Composite double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to WC, reception room, kitchen/dining area and stairs to first floor.

WC

5'7 x 3'1 (1.70m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and herringbone wood effect flooring.

Reception Room

14'3 x 10'1 (4.34m x 3.07m)

UPVC double glazed box window, central heating radiator and television point.

Kitchen/Dining Area

17'8 x 16'9 (5.38m x 5.11m)

Three Velux windows, central heating radiator, range of panelled wall and base units with wood effect laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated high rise double oven, five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, under unit lighting, spotlights, wood effect flooring, double doors to utility cupboard with plumbing for washing machine and UPVC double glazed French doors and windows to rear.

First Floor

Landing

8'5 x 8'2 (2.57m x 2.49m)

Smoke detector, doors leading to three bedrooms, family bathroom and stairs to second floor.

Bedroom Two

11'10 x 8'11 (3.61m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'9 x 8'11 (3.28m x 2.72m)

UPVC double glazed window and central heating radiator.

Bedroom Four

8'4 x 7'10 (2.54m x 2.39m)

UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 6'3 (2.54m x 1.91m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, panel bath with mixer tap and overhead direct feed shower, vanity top wash basin with mixer tap, partially tiled elevations, spotlights and herringbone wood effect flooring.

Second Floor

Landing

8'7 x 4'4 (2.62m x 1.32m)

Velux window, central heating radiator, doors leading to bedroom one and storage.

Bedroom One

17'8 x 14'10 (5.38m x 4.52m)

Three Velux windows, central heating radiator, loft access, fitted wardrobes and door to en suite.

En Suite

9'9 x 5'1 (2.97m x 1.55m)

Velux window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, tiled splashback, direct feed shower enclosed, partially tiled elevations, spotlights and wood effect flooring.

External

Rear

Enclosed garden with paved patio, artificial lawn and access to garage.

Front

Laid to lawn garden, mature shrubbery, tarmac driveway and access to garage.



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