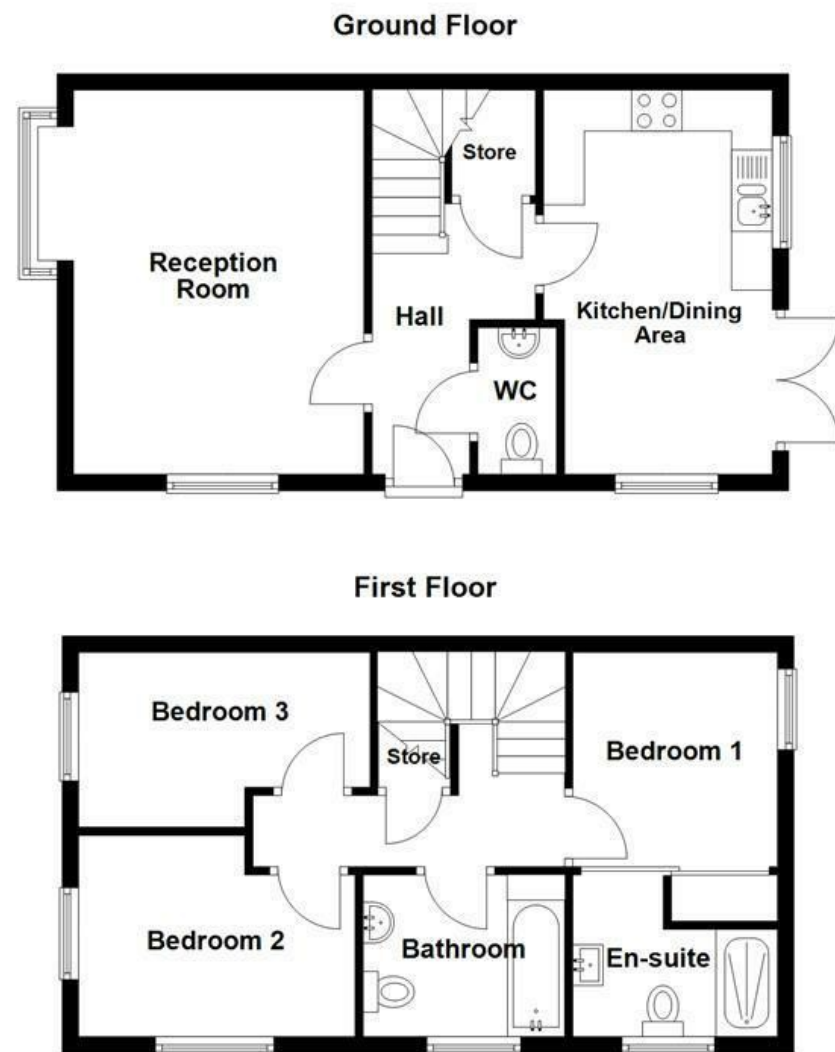




Horseley Avenue, Worsley, M28 3YA

Offers Over £300,000

AN IMPRESSIVE FAMILY HOME

Presenting Horseley Avenue in Worsley, Manchester, this stunning semi-detached family home is a true gem. Boasting three well-proportioned bedrooms, this property is perfect for families seeking both comfort and style. The spacious lounge is adorned with tasteful decor, creating an inviting atmosphere for relaxation and entertaining.

The modern kitchen diner is a highlight of the home, offering a contemporary space for family meals and gatherings. The master bedroom features an en suite, providing a private sanctuary for the homeowners, while the family bathroom and convenient downstairs WC ensure ample facilities for all.

Step outside to discover a beautifully landscaped garden, ideal for outdoor activities or simply enjoying the fresh air. The property also benefits from two off-road parking spaces, providing ease and convenience for residents and guests alike.

Renovated to a high standard, this home combines modern living with a warm, welcoming feel. Its great location in Worsley offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place to create lasting memories. Don't miss the opportunity to make this exquisite home your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 3  3  1  B

- Beautifully Presented Detached Property
 - Contemporary Fitted Dining Kitchen
 - Off Road Parking
 - EPC Rating B
- Three Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Externals
 - Council Tax Band D

Ground Floor

Entrance Hall

10'10 x 6'7 (3.30m x 2.01m)
Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, doors leading to WC, kitchen/dining area, reception room, under stairs storage and stairs to first floor.

WC

5'11 x 3'2 (1.80m x 0.97m)
Dual flush WC, wall mounted wash basin with mixer tap and wood effect flooring.

Kitchen/Dining Area

15'5 x 9'2 (4.70m x 2.79m)
Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood, space for fridge freezer, plumbing for dishwasher and washing machine, spotlights, tiled flooring and UPVC double glazed French doors to rear.

Reception Room

15'6 x 11'8 (4.72m x 3.56m)
UPVC double glazed box window, UPVC double glazed window, central heating radiator, television point and wood effect flooring.

First Floor

Landing

8'11 x 3'8 (2.72m x 1.12m)
Loft access, smoke detector, doors leading to three bedrooms, family bathroom and over stairs storage.

Bedroom One

11'2 x 8'11 (3.40m x 2.72m)
UPVC double glazed window, central heating radiator, fitted wardrobe and door to en suite.

En Suite

8'3 x 6'6 (2.51m x 1.98m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, partially tiled elevations, extractor fan and tiled flooring.

Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Three

11'7 x 7'0 (3.53m x 2.13m)
UPVC double glazed window and central heating radiator.

Bathroom

7'8 x 6'3 (2.34m x 1.91m)
UPVC double glazed window and central heating radiator.

External

Rear

Enclosed garden with artificial lawn, decking, paving, stone chippings and summerhouse.

Front

Paving, stone chippings, mature shrubbery and driveway.



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