



Greenleach Lane, Manchester, M28 2RR

Offers Over £325,000

Nestled on the charming Greenleach Lane in Worsley, Manchester, this stunning house beautifully marries original features with a modern twist, creating a unique and inviting home. As you step inside, you will be greeted by a tastefully decorated interior that exudes warmth and character.

The heart of the home is undoubtedly the large kitchen diner, which is both spacious and stylish. This delightful area is perfect for family gatherings or entertaining friends, and it boasts elegant French doors that open directly onto the rear garden, allowing for a seamless flow between indoor and outdoor living.

The property is filled with an array of original features that add to its charm, while the modern updates ensure comfort and convenience for contemporary living. Each room has been thoughtfully designed to create a harmonious balance of style and functionality.

This house is not just a place to live; it is a sanctuary that offers a perfect blend of traditional elegance and modern amenities. With its prime location in Worsley, you will enjoy the benefits of a peaceful neighbourhood while still being close to local amenities and transport links.

In summary, this property is a rare find that promises to be a delightful home for anyone looking to settle in a vibrant community. Do not miss the opportunity to make this stunning house your own.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- EPC RATING TBC
- BEAMED CEILINGS
- VIEWING ESSENTIAL
- PERIOD FEATURES THROUGHOUT
- COUNCIL TAX BAND C
- MODERN THROUGHOUT
- GREAT FAMILY HOME
- TWO BEDROOMS
- LOW MAINTENANCE GARDENS
- TERRACED PROPERTY

Entrance

Composite door, frosted window, arch window to vestibule.

Vestibule

3'2 x 3'4 (0.97m x 1.02m)

Alarm system, tiled floor, single Georgian window to reception room, door to reception room.

Reception Room

15'4 x 13'4 (4.67m x 4.06m)

UPVC double glazed window, wall lights, central heating radiator, wood beam ceiling, wood effect laminate flooring, door to hallway.

Hallway

6'3 x 3'7 (1.91m x 1.09m)

Wall light, central heating radiator, stairs to first floor, door to kitchen.

Kitchen

20'10 x 15'4 (6.35m x 4.67m)

UPVC double glazed window, composite door with double glazed window, central heating radiator, part wood laminated floor, part tiled floor, hot point integrated cooker, 4 ring induction hob with extractor hood, ceramic double sink and drainer with a hose tap, space for washer, dryer and fridge.

First Floor

Landing

Doors to bedroom one, two, three and bathroom.

Bedroom One

13'1 x 15'3 (3.99m x 4.65m)

UPVC double glazed window, central heating, decorative multi fuel fire with stone surround, exposed brick feature wall.

Bedroom Two

11 x 7'1 (3.35m x 2.16m)

UPVC double glazed window, central heating, storage above stairs.

Bathroom

8 x 7'10 (2.44m x 2.39m)

UPVC double glazed frosted window, heated towel rail, spot lights, coven, wood effect laminate flooring, part tiled wall, pedal stool sink with traditional tap, flush lever toilet, panelled bath with over head direct shower, boiler cupboard.

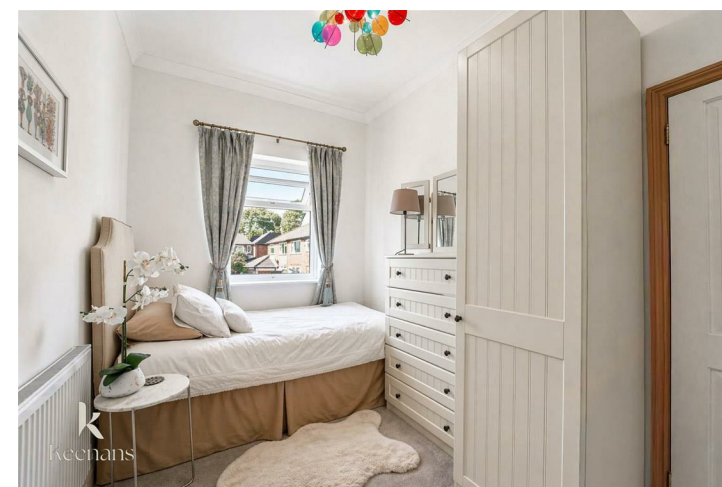
External

Front

Paved path, laid to lawn with bedding surround, hedges facing main road.

Rear

Laid to lawn, paved path to one side leading from front to back.



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