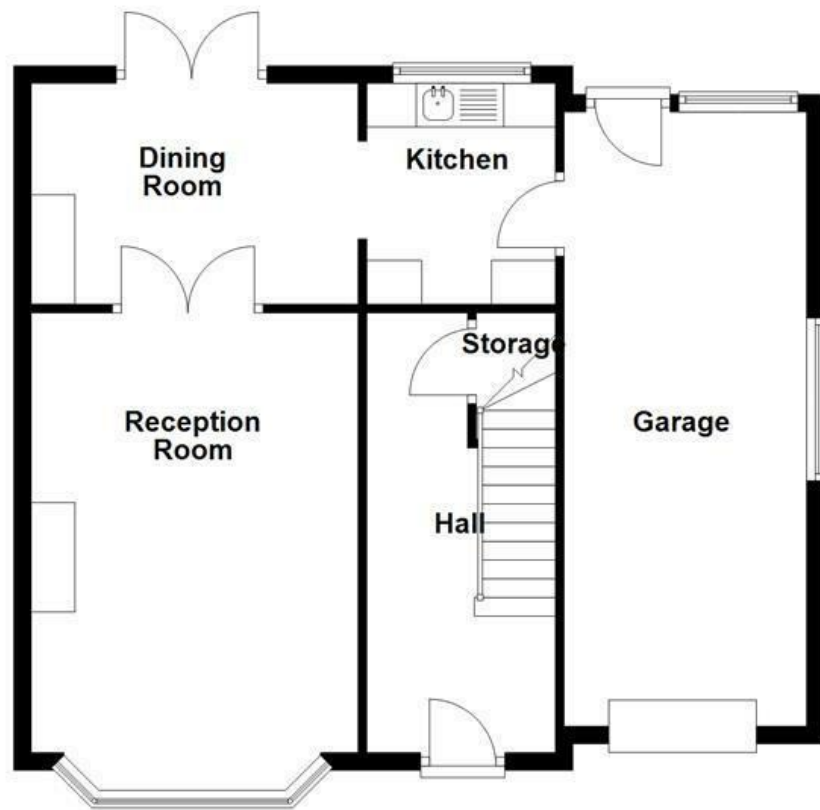
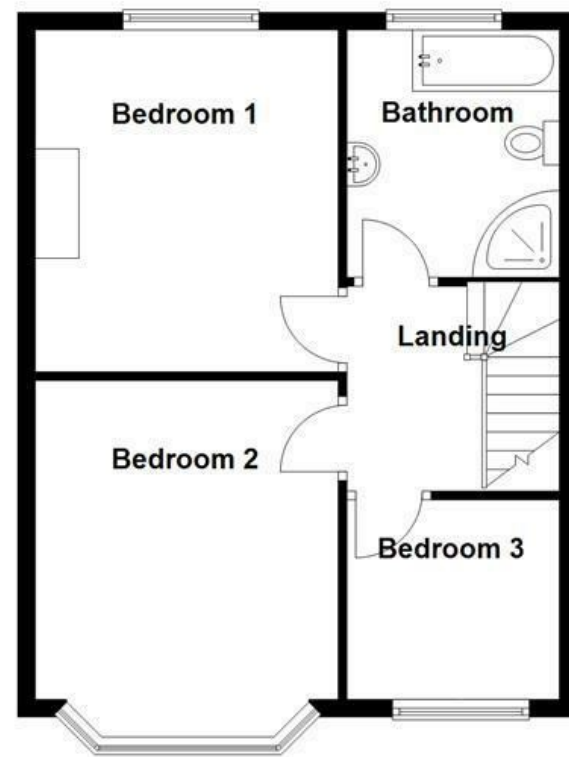


Ground Floor



First Floor



East Lancashire Road, Worsley, M28 2TD

£250,000

THREE BEDROOM SEMI DETACHED FAMILY HOME IN MANCHESTER

Situated on the desirable East Lancashire Road in Worsley, Manchester, this charming house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by a spacious and naturally lit reception room that flows effortlessly into the dining area, creating an inviting space ideal for both relaxation and entertaining. The dining room overlooks a low-maintenance yard, providing a delightful view and a serene outdoor space without the hassle of extensive upkeep.

The property boasts two generously sized bedrooms on the upper floor, each offering ample space for personalisation and comfort. Additionally, there is a versatile third bedroom that can easily serve as a home office, catering to the needs of modern living. The well-appointed bathroom is designed with functionality in mind, ensuring convenience for all residents.

For those with vehicles, the property includes off-road parking, along with a garage that provides sufficient space for storage or secure parking. This home is not only practical but also perfectly situated in a vibrant community, making it an excellent choice for families or professionals seeking a peaceful yet connected lifestyle. With its thoughtful layout and desirable features, this property is a wonderful opportunity for anyone looking to settle in Worsley.

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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.

East Lancashire Road, Worsley, M28 2TD

£250,000



- Tenure Leasehold
 - Off Road Parking With Access To Garage
 - Ideal Family Home
 - Close Proximity To Local Amenities
- Council Tax Band C
 - Blank Canvass
 - Abundance Of Indoor Space
- EPC Rating D
 - Bursting With Potential
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

UPVC double glazed frosted door to hall.

Hall

13' x 6'1 (3.96m x 1.85m)

Central heating radiator, smoke alarm, wood effect flooring, stairs to first floor, under stairs storage and door to reception room.

Reception Room

16'6 x 12'3 (5.03m x 3.73m)

UPVC double glazed bay window, central heating radiator, ceiling rose, dado rail, fire surround, wood effect flooring and double doors to dining room.

Dining Room

11'3 x 8'4 (3.43m x 2.54m)

Central heating radiator, wood effect flooring, UPVC double glazed French doors to rear and open access to kitchen.

Kitchen

9'2 x 7'1 (2.79m x 2.16m)

UPVC double glazed window, range of wall and base units, laminate work top, tiled splash back, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for freestanding oven, stainless steel splash back, extractor hood, wood effect flooring and door to garage.

Garage

22'9 x 7'2 (6.93m x 2.18m)

Two UPVC double glazed windows, double glazed frosted window, door to rear and up and over garage door.

First Floor

Landing

7'1 x 7' (2.16m x 2.13m)

UPVC double glazed frosted window, doors to three bedrooms and bathroom.

Bedroom One

13' x 11'4 (3.96m x 3.45m)

UPVC double glazed window and central heating radiator.

Bedroom Two

11'5 x 11'10 (3.48m x 3.61m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'9 x 7'2 (2.36m x 2.18m)

UPVC double glazed window and central heating radiator.

Bathroom

9'5 x 7'1 (2.87m x 2.16m)

Two UPVC double glazed frosted windows, central heating radiator, low flush WC, pedestal wash basin, panel bath with mixer tap, enclosed electric feed shower, tiled elevation, spotlights and wood effect flooring.

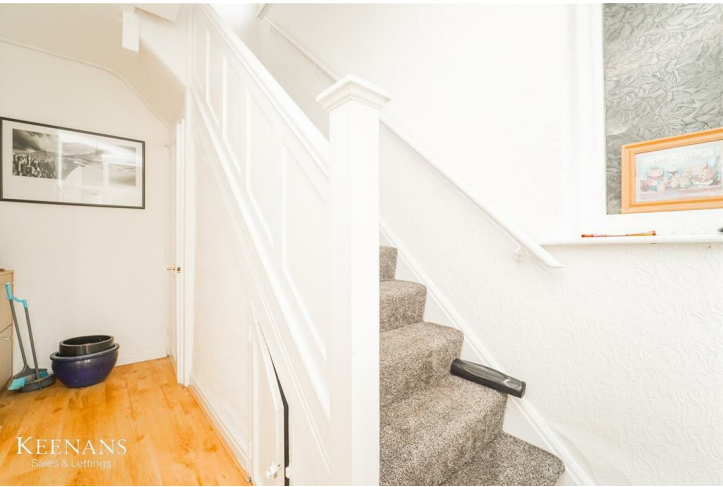
External

Rear

Enclosed paved garden with timber shed.

Front

Paved drive, garden area and access to garage.



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