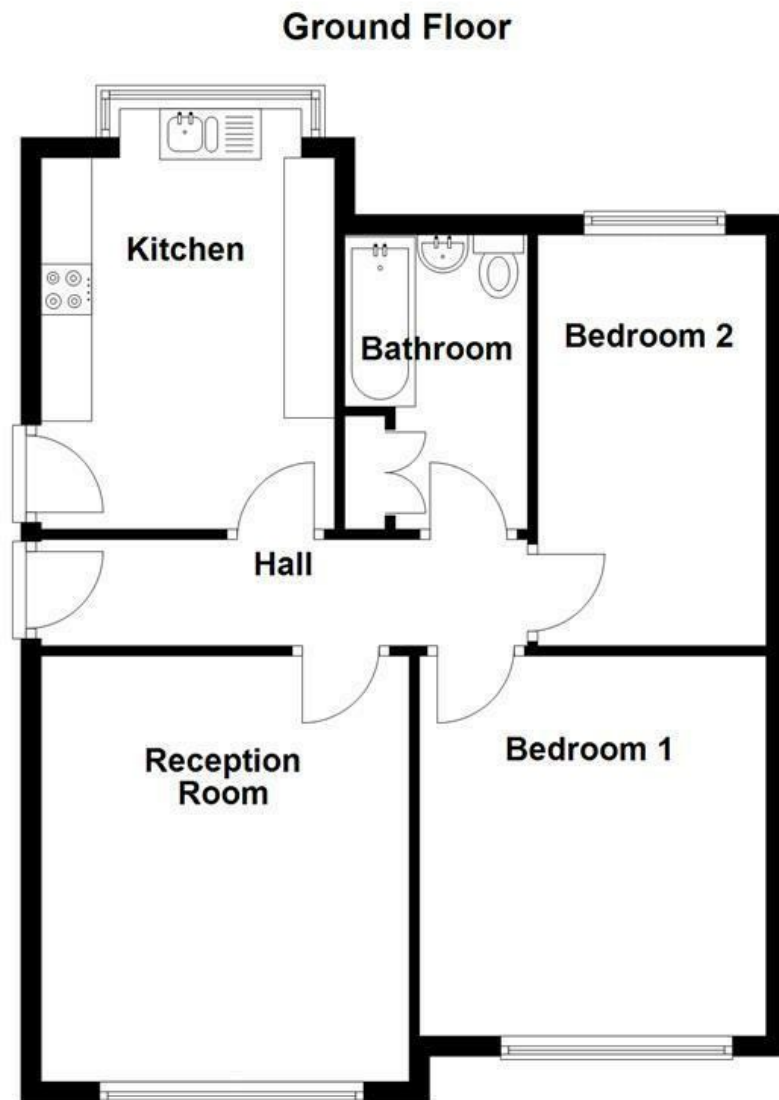




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>55</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| 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.

## Hyde Road, Worsley, M28 3SE

### Offers Over £220,000

#### SPACIOUS BUNGALOW WITH STUNNING GARDENS

Nestled in a tranquil cul-de-sac on Hyde Road in Worsley, Manchester, this charming bungalow presents an excellent opportunity for those seeking a peaceful retreat with ample potential for personalisation. The property boasts stunning outdoor space, perfect for enjoying the fresh air or entertaining guests during the warmer months.

With off-road parking and a garage, convenience is at the forefront of this home, ensuring that you have ample space for vehicles and storage. The layout of the bungalow offers a comfortable living environment, while the potential to put your own stamp on it allows for creativity and individual expression.

This property is ideal for families, retirees, or anyone looking to enjoy the benefits of single-storey living in a desirable location. The quiet surroundings provide a sense of serenity, while still being within easy reach of local amenities and transport links.

In summary, this bungalow on Hyde Road is a rare find, combining a peaceful setting with the opportunity to create a home that reflects your personal style. Don't miss the chance to make this delightful property your own.

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# Hyde Road, Worsley, M28 3SE

## Offers Over £220,000

 2  1  1  D

- Tenure: Freehold
  - Off Road Parking With Block Paved Driveway
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band C
  - Bursting With Potential
  - Stunning Gardens
- EPC Rating D
  - Viewing Essential
  - Ample Space

### Ground Floor

#### Hall

15'10 x 3'05 (4.83m x 1.04m)

Entrance door and doors to reception room, kitchen, two bedrooms and bathroom.

#### Reception Room

13'10 x 11'11 (4.22m x 3.63m)

UPVC double glazed leaded window, coving, living flame gas fire and tiled hearth and surround.

#### Kitchen

12'01 x 7'11 (3.68m x 2.41m)

UPVC double glazed window, coving, wall and base units, laminate worktops, integrated single oven, four ring electric hob, tiled splash back, stainless steel sink with draining board and mixer tap, plumbing for washing machine, space for under counter fridge and UPVC double glazed door to side.

#### Bedroom One

12'04 x 11'03 (3.76m x 3.43m)

UPVC double glazed leaded window, coving, electric heater and fitted wardrobes.

#### Bedroom Two

13'04 x 8'10 (4.06m x 2.69m)

UPVC double glazed window, coving and electric heater.

#### Bathroom

9'06 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, low flush WC, pedestal wash basin with mixer tap, panel bath with traditional taps and tiled elevation.

#### External

#### Front

Laid to lawn garden, bedding areas, block paved driveway leading to garage and carport.

#### Rear

Laid to lawn gardens. bedding areas mature shrubs and access to garage.



Tel: 01617939622

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