



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	88
(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

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Old Clough Lane, Manchester, M28 3HZ

£250,000

THREE BEDROOM SPACIOUS TERRACE IN WORSLEY

Located on the charming Old Clough Lane in Worsley, Manchester, this delightful house offers a perfect blend of comfort and practicality. As you step inside, you are welcomed by a generous living room that provides an inviting space for relaxation and entertaining. The heart of the home is the well-designed kitchen and dining area, ideal for family meals and gatherings with friends.

On the first floor, you will discover two well-proportioned bedrooms, each offering ample space and natural light, along with a well-appointed bathroom that caters to your everyday needs. Ascend to the second floor, where the master bedroom awaits, complete with an ensuite shower room, providing a private retreat for rest and rejuvenation.

The property also features a rear low-maintenance yard, perfect for enjoying the outdoors without the hassle of extensive upkeep. This home is not only practical but also offers a warm and welcoming atmosphere, making it an excellent choice for families or professionals seeking a comfortable living space in a desirable location. With its thoughtful layout and convenient amenities, this property is sure to impress.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

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£250,000

 3  2  1  D

- Tenure Leasehold
 - Off Street Parking To Rear
 - Viewing Essential
 - Close Proximity To Local Amenities
- Council Tax Band A
 - Three Well Proportioned Bedrooms
 - Enclosed Rear Yard
- EPC Rating D
 - Ideal Family Home
 - Easy Access To Major Commuter Routes

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

3' x 2'8 (0.91m x 0.81m)

Central heating radiator and door to reception room.

Reception Room

14'11 x 12'6 (4.55m x 3.81m)

UPVC double glazed window, central heating radiator, electric fire, spotlights, door to inner hall and wood effect laminate flooring.

Inner Hall

3' x 2' (0.91m x 0.61m)

Spotlights, door to kitchen, stairs to first floor and wood effect laminate flooring.

Kitchen

14'11 x 10'3 (4.55m x 3.12m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, integrated fridge freezer, space for dishwasher, spotlights, wood effect laminate flooring. UPVC double glazed door to rear and door to under stairs storage.

First Floor

Landing

14'11 x 5'1 (4.55m x 1.55m)

Central heating radiator, smoker alarm, doors to bedroom two, bedroom three and bathroom, stairs to first floor.

Bedroom Two

15' x 10'1 (4.57m x 3.07m)

UPVC double glazed window and central heating radiator.

Bedroom Three

10'6 x 8'5 (3.20m x 2.57m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Bathroom

10'4 x 6' (3.15m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wall mounted wash basin with mixer taps, panel bath with mixer tap, direct feed shower with rinse head, spotlights, part tiled elevation, extractor fan and tiled effect laminate flooring.

First Floor

Landing

5'2 x 4' (1.57m x 1.22m)

Smoke alarm and door to bedroom one.

Bedroom One

17'5 x 10' (5.31m x 3.05m)

UPVC double glazed window, two central heating radiators, spotlights, eave storage, wood effect laminate flooring and door to en suite.

En Suite

7'11 x 3'9 (2.41m x 1.14m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wall mounted wash basin with mixer tap, electric feed shower, spotlights, part tiled elevation and tiled effect laminate flooring.

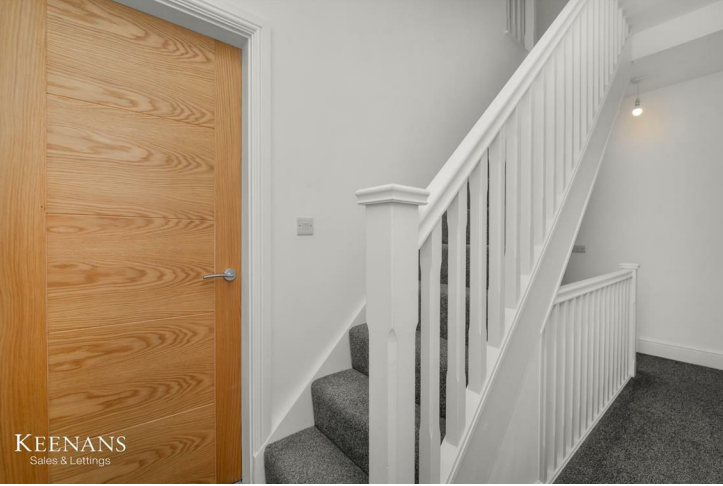
External

Front

Enclosed courtyard with bedding areas.

Rear

Enclosed laid to lawn garden with gate to shared access road.



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