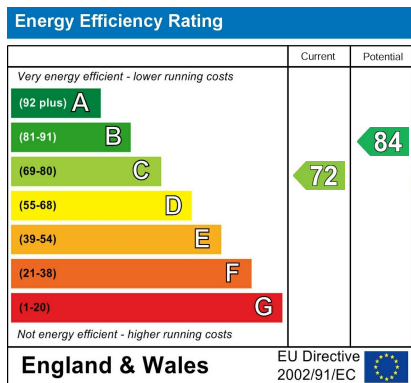
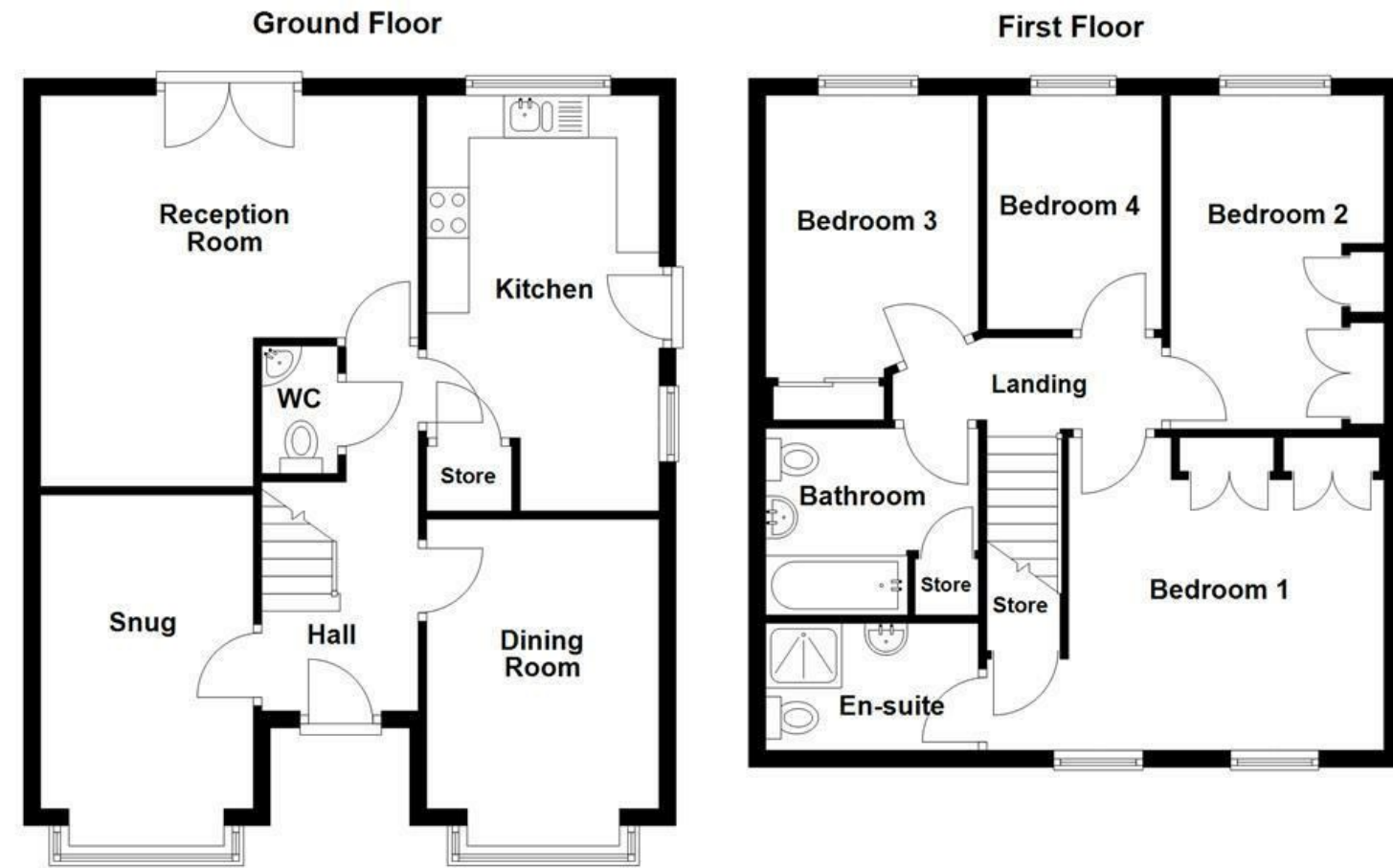




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Lentworth Drive, Worsley, M28 3EX

Offers Over £360,000

AN EXCEPTIONAL DETACHED FAMILY HOME WITH SOUTH-FACING GARDEN

Having been presented and maintained to the highest standard throughout with immaculate presentation, modern fixtures and fittings and stylish decoration, this idyllic four bedroom detached property is being proudly welcomed to the market in the desirable location of Worsley. With three living areas, added garage and gardens to both the front and the rear, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Bolton, Salford and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and desirable home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, dining room, snug, contemporary fitted kitchen, WC and houses a staircase to the first floor. With glass internal doors on the ground floor there is plenty of natural light. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en-suite shower room whilst three out of the four bedrooms benefit from fitted wardrobes. Externally there is an enclosed south-facing garden to the rear with Indian stone paving and stone chip areas with access to the garage and off road parking in a gated courtyard. To the front there is a laid to lawn garden with paving areas.

For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

Lentworth Drive, Worsley, M28 3EX
Offers Over £360,000

 4  2  3  C

- Exceptional Detached Property
 - Immaculate Presentation Throughout
 - Off Road Parking and Garage
 - EPC Rating C
- Four Bedrooms
 - Plantation Shutter Blinds
 - Tenure Leasehold
- Two Bathrooms
 - Low Maintenance Rear Garden
 - Council Tax Band D

Ground Floor

Entrance Hall

14'2 x 5'11 (4.32m x 1.80m)
Composite double glazed frosted front door, central heating radiator, spotlights, smoke detector, under stairs storage, wood effect laminate flooring, single glazed leaded doors leading to snug, dining room, reception room, kitchen, WC and stairs to first floor.

Snug

12'5 x 8'3 (3.78m x 2.51m)
UPVC double glazed inset box window, central heating radiator and wood effect laminate flooring.

Dining Room

11'3 x 9'0 (3.43m x 2.74m)
UPVC double glazed inset box window, central heating radiator and wood effect laminate flooring.

Reception Room

15'2 x 14'8 (4.62m x 4.47m)
Central heating radiator, electric fire, television point, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

16'2 x 8'11 (4.93m x 2.72m)
Two UPVC double glazed windows, central heating radiator, spotlights, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, integrated dishwasher, integrated washing machine, integrated boiler, space for American-style fridge freezer, storage cupboard, tiled flooring and composite double glazed frosted door to side elevation.

WC

4'11 x 2'11 (1.50m x 0.89m)
Central heating radiator, corner pedestal wash basin with traditional taps, dual flush WC, extractor fan and tiled flooring.

First Floor

Landing

10'2 x 3'7 (3.10m x 1.09m)
Central heating radiator, smoke detector, loft access, doors leading to four bedrooms and family bathroom.

Bedroom One

15'5 x 12'3 (4.70m x 3.73m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, over stairs storage and door to en suite.

En Suite

8'6 x 4'11 (2.59m x 1.50m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

12'11 x 8'4 (3.94m x 2.54m)
UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Three

12'7 x 8'4 (3.84m x 2.54m)
UPVC double glazed window, central heating radiator, spotlights, fitted wardrobe and wood effect laminate flooring.

Bedroom Four

9'1 x 6'11 (2.77m x 2.11m)
UPVC double glazed window, central heating radiator, spotlights and wood effect laminate flooring.

Bathroom

8'7 x 7'3 (2.62m x 2.21m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower, integrated linen cupboard, tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed garden with stone chippings, Indian stone paving, off road parking and access to garage.

Front

Laid to lawn garden with paving.

