




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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		
		

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## Gilda Road, Worsley, M28 1BP

### Offers Over £280,000

#### SPACIOUS THREE BEDROOM HOME

Nestled on the charming Gilda Road in Worsley, Manchester, this delightful house offers a perfect blend of comfort and practicality. The property boasts a spacious upstairs bathroom, ideal for family living, while the main bedroom features a convenient en-suite, providing a touch of luxury and privacy.

The generously sized upstairs bedroom is perfect for relaxation, and there is an additional bedroom that can easily be transformed into a home office, catering to the needs of modern living. This flexibility makes the property suitable for both families and professionals alike.

The low maintenance exteriors ensure that you can spend more time enjoying your home and less time on upkeep.

This house on Gilda Road is not just a place to live; it is a wonderful opportunity to create a home that meets all your needs. With its thoughtful design and prime location, it is sure to attract those seeking a comfortable and stylish living space in Worsley.

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# Gilda Road, Worsley, M28 1BP

## Offers Over £280,000

 3  2  1  D

- Semi Detached Bungalow
- Spacious Reception Room
- Off Road Parking And Garage
- EPC Rating: D
- Three Double Bedrooms
- Fitted Kitchen
- Tenure: Freehold
- Two Bathrooms
- Well Maintained Gardens To Front And Rear
- Council Tax Band: C

### Ground Floor

#### Hall

10'11 x 10'10 (3.33m x 3.30m)  
UPVC double glazed frosted leaded entrance door, UPVC double glazed frosted window, central heating radiator, coving, part panel elevation, stairs to first floor and doors to reception room, kitchen and two bedrooms.

#### Kitchen

15'4 x 9'7 (4.67m x 2.92m)  
Three UPVC double glazed windows, central heating radiator, spotlights, wall and base units, wood effect worktops, integrated oven and microwave in high rise unit, five burner gas hob, extractor hood, glass splash back, ceramic sink with draining board and mixer tap, integrated dishwasher, plumbing for washing machine, space for American style fridge freezer, part tiled elevation, wood effect flooring and UPVC double glazed door to rear.

#### Bedroom One

12'7 x 10'11 (3.84m x 3.33m)  
UPVC double glazed leaded window, central heating radiator and sliding door to en suite.

#### En Suite

7'7 x 3'3 (2.31m x 0.99m)  
Central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, direct feed shower in double enclosure, tiled elevation and vinyl flooring.

#### Bedroom Two

12'4 x 10'3 (3.76m x 3.12m)  
UPVC double glazed window, central heating radiator, coving and three feature wall lights.

#### Reception Room

15'11 x 12'4 (4.85m x 3.76m)  
UPVC double glazed window, central heating radiator, coving, dado rail, three feature wall lights, electric fire, marble effect hearth and surround and decorative mantle.

### First Floor

#### Landing

4'4 x 2'10 (1.32m x 0.86m)  
Smoke alarm, wood effect flooring and doors to bedroom three and bathroom.

#### Bedroom Three

17' x 10'6 (5.18m x 3.20m)  
UPVC double glazed window, central heating radiator and wood effect flooring.

#### Bathroom

14'10 x 9'1 (4.52m x 2.77m)  
UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top ash basin with traditional taps, bidet, corner bath with mixer tap, electric feed shower in enclosure, storage and tiled elevation.

### External

#### Front

Laid to lawn garden, bedding areas, mature shrubs and paved drive leading to garage.

#### Rear

Decking, paving, stone chips, bedding areas, greenhouse and access to garage.

#### Garage

16'7 x 9'8 (5.05m x 2.95m)  
Up and over door and UPVC double glazed window.



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