



Total area: approx. 98.9 sq. metres (1065.0 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
81	93
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

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.

## Yarn Close, Worsley, M28 3UG

### Offers Over £300,000

BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME

This four bedroom spacious family home is being proudly welcomed to the property market. Conveniently situated in close proximity to all local amenities, well regarded schools and major commuter routes including routes leading directly into Manchester city centre, this property is ideally suited to a growing family looking for their long term home to put their personal stamp on.

Comprising briefly to the ground floor; entrance through the front door into the hall way which provides access to the downstairs WC, reception room and the stairs to the first floor. The reception room has direct access to the kitchen diner which then leads you to the rear of the property. To the first floor is a landing to three bedrooms and a family bathroom. To the second floor is a bright and spacious main bedroom with a spacious en suite.

Externally, the property boasts an enclosed rear garden with astro turf and a patio living area. To the front is a double driveway providing parking for numerous vehicles and bedding areas.

For further information or to arrange a viewing please contact our Swinton team at your earliest convenience. To preview properties coming to the market with Keenans please follow our social media platforms Facebook : Keenans Estate Agents and Instagram @keenans.ea



# Yarn Close, Worsley, M28 3UG

## Offers Over £300,000



- Impressive Semi Detached Property
- Contemporary Dining Kitchen
- Off Road Parking
- EPC Rating: B
- Four Bedrooms
- En Suite To Main Bedroom
- Leasehold
- Set Over Three Floors
- Enclosed Rear Garden
- Council Tax Band D

### Ground Floor

#### Entrance Hallway

6'1 x 5'4 (1.85m x 1.63m)

UPVC double glazed front entrance door, UPVC double glazed frosted window, laminate flooring, stairs to the first floor and doors to reception room and WC.

#### WC

6'3 x 2'9 (1.91m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin and laminate flooring.

#### Reception Room

14'4 x 12'3 (4.37m x 3.73m)

UPVC double glazed window, central heating radiator, media wall with feature electric fire, understairs storage and door to the kitchen.

#### Kitchen

15'5 x 9'7 (4.70m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units with wood effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, plumbing for washing machine, laminate flooring and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

Stairs to the first floor and doors to three bedrooms and bathroom.

#### Bedroom Two

11'3 x 9'3 (3.43m x 2.82m)

#### Bedroom Three

9'4 x 8'7 (2.84m x 2.62m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

8'9 x 5'8 (2.67m x 1.73m)

UPVC double glazed window and central heating radiator.

#### Bathroom

8'8 x 5'9 (2.64m x 1.75m)

Central heating radiator, panelled bath with direct feed shower overhead, dual flush WC, pedestal wash basin, part tiled elevations and tile effect flooring.

### Second Floor

#### Bedroom One

20'9 x 11'2 (6.32m x 3.40m)

Two UPVC double glazed windows, central heating radiator and door to the en suite.

### En Suite

6'10 x 3'6 (2.08m x 1.07m)

Central heating radiator, dual flush WC, pedestal wash basin, electric feed shower unit, part tiled elevations and tile effect flooring.

### External

#### Front

Driveway providing off road parking.

#### Rear

Artificial lawn garden with paved patio area.

