



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.



Richmond Drive, Worsley, M28 2TF

£425,000

AN IMPRESSIVE DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and situated within the most desirable location, this outstanding four bedroom detached property is being proudly welcomed to the market in the sought after location of Worsley. Benefitting from four generously sized bedrooms, two living areas and off road parking, 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, Salford and major motorway links. With two bathrooms, added garage and fantastic garden space, this property is the perfect home for any growing family truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms, kitchen/dining area and staircase to the first floor. The kitchen leads through to a converted utility room which could be used as a downstairs WC. The first floor comprises of doors on to four generously sized bedrooms, bathroom and WC. The main bedroom benefits from an en suite shower room. Externally, there is an enclosed garden to the rear with laid to lawn, bedding and paved areas. To the front, there is off road parking for multiple vehicles and access to a garage.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	84
(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	

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.

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- Impressive Detached Property
- Spacious Interiors
- Driveway and Integral Garage
- EPC Rating
- Four Bedrooms
- Bursting with Potential
- Tenure Freehold
- Two Bathrooms
- Extensive Garden to Rear
- Council Tax Band E

Ground Floor

Entrance Porch

6'6 x 1'7 (1.98m x 0.48m)

UPVC double glazed sliding front door, tiled effect vinyl flooring and hardwood single glazed frosted door to hall.

Hall

15'10 x 7'1 (4.83m x 2.16m)

Central heating radiator, smoke detector, understairs storage, doors leading to reception, kitchen and stairs to first floor.

Reception Room One

13'4 x 13 (4.06m x 3.96m)

UPVC double glazed window, central heating radiator, coving, television point, gas fire with granite hearth and surround.

Reception Room Two

15'1 x 13'4 (4.60m x 4.06m)

Central heating radiator, gas fire with granite hearth and surround, coving, television point and UPVC double glazed patio doors to rear.

Kitchen

15'7 x 8'10 (4.75m x 2.69m)

UPVC double glazed frosted window, UPVC double glazed window, central heating radiator, range of wall and base units, granite effect worktops, tiled splashbacks, stainless sink and drainer with mixer tap, integrated electric Belling double oven with four ring gas hob, space for American-style fridge freezer, integrated fridge freezer, integrated dishwasher, coving, extractor fan, television point, tiled effect lino flooring and hardwood single glazed frosted door to utility.

Utility

9'1 x 8'1 (2.77m x 2.46m)

Three UPVC double glazed windows, central heating radiator, plumbing for washing machine and dryer, tiled effect lino flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

12'2 x 8'8 (3.71m x 2.64m)

Smoke detector, doors leading to four bedrooms, bathroom and WC.

Bedroom One

24'10 x 8'2 (7.57m x 2.49m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9 x 8'2 (2.74m x 2.49m)

UPVC double glazed frosted window, central heated towel rail, double vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and direct feed shower overhead, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

12 x 11'9 (3.66m x 3.58m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'10 x 11'9 (3.91m x 3.58m)

UPVC double glazed window and central heating radiator.

Bedroom Four

10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed window and central heating radiator.

Bathroom

8'11 x 5'2 (2.72m x 1.57m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, panel bath with electric feed shower overhead, tiled elevations, spotlights, integrated low cupboard and tiled effect lino flooring.

WC

5'11 x 2'8 (1.80m x 0.81m)

UPVC double glazed frosted window, dual flush WC, tiled elevations and tiled effect lino flooring.

Exterior

Rear

Enclosed garden with laid to lawn, bedding and paved areas.

Front

Off road parking and access to garage.



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