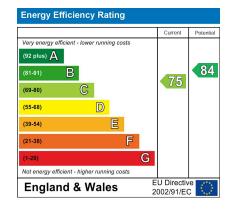
# KEENANS Sales & Lettings



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.



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# 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.

## Richmond Drive, Worsley, M28 2TF £425,000













- Impressive Detached Property
- Spacious Interiors
- Driveway and Integral Garage
- EPC Rating

#### **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.

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

### **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

- Four Bedrooms
- Bursting with Potential
- Tenure Freehold

- Two Bathrooms
- Extensive Garden to Rear
- Council Tax Band E

#### **Bedroom Three**

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

#### **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

#### Exterior

#### Rear

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

#### Front

Off road parking and access to garage.















