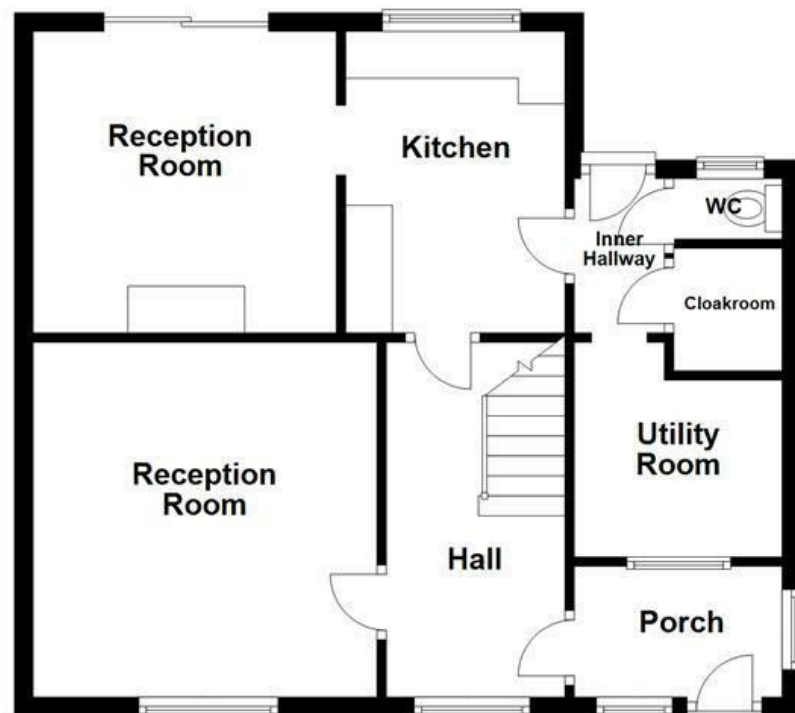
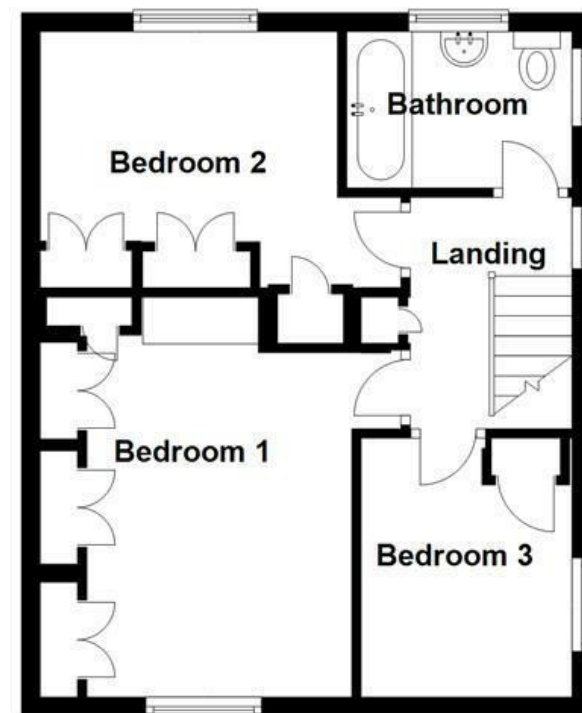


**Ground Floor**  
Approx. 575.6 sq. feet



**First Floor**  
Approx. 436.7 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
<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><b>87</b></p> <p><b>70</b></p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</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.

## Kendal Grove, Worsley, M28 7FW

### £210,000

A FANTASTIC FAMILY HOME

Offering an abundance of indoor and outdoor space, neutral decoration and no chain delay, this enviable three/four bedroom semi detached property is being proudly welcomed to the market in the sought after location of Worsley. Bursting with potential, this property is a complete blank canvas for any growing family to put their own stamp on! With two living areas, added ground floor extension and fantastic garden space, this property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to a spacious reception room, contemporary fitted kitchen and staircase to the first floor. The kitchen leads on to a second reception room and on to an inner hallway. The inner hallway leads on to a utility room, WC, cloakroom and out to the rear. The first floor comprises of doors on to three generously sized bedrooms and a three-piece family bathroom. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding and wood chip areas. To the front there is a laid to lawn garden with off road parking.

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

# Kendal Grove, Worsley, M28 7FW

£210,000



- Semi Detached Property
- Study Room
- Off Road Parking
- EPC rating: C
- Three Bedrooms
- Modern Family Bathroom
- Freehold
- Two Reception Rooms
- Enclosed Rear Garden
- Council Tax Band: A

## Ground Floor

### Porch

7'4 x 4'7 (2.24m x 1.40m)

UPVC double glazed frosted entrance door, two UPVC double glazed windows, PVC clad ceiling, feature wall light, tiled floor and hardwood single glazed door to hall.

### Hall

12'4 x 6'3 (3.76m x 1.91m)

UPVC double glazed window, central heating radiator, smoke alarm, under stairs storage, doors to reception room one and kitchen and stairs to first floor.

### Reception Room One

12'5 x 12'1 (3.78m x 3.68m)

UPVC double glazed window, central heating radiator, electric fire and TV point.

### Kitchen

10'7 x 7'9 (3.23m x 2.36m)

UPVC double glazed window, central heating radiator, red wall and base units with marble effect worktops, tiled splash back, stainless steel sink with mixer tap, spaces for oven and fridge freezer, plumbed for washing machine, Worcester boiler, tiled floor and open to reception room two, hardwood single glazed door to internal hall.

### Reception Room Two

10'8 x 10'7 (3.25m x 3.23m)

Central heating radiator, TV point, wood effect laminate floor, UPVC double glazed sliding frosted door to rear.

### Inner Hall

5'5 x 3'2 (1.65m x 0.97m)

Tiled floor, doors to study, cloak room, WC and hardwood single glazed door to rear.

### WC

3'10 x 2'1 (1.17m x 0.64m)

UPVC double glazed frosted window, dual flush WC, feature wall light and tiled floor.

### Cloakroom

4'4 x 3'11 (1.32m x 1.19m)

Internal shelving and tiled floor.

### Utility Room

8'2 x 7'4 (2.49m x 2.24m)

UPVC double glazed frosted window and tiled floor

## First Floor

### Landing

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed window, loft access, internal storage and doors to three bedrooms and bathroom.

## Bedroom One

12'8 x 12'2 (3.86m x 3.71m)

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

## Bedroom Two

9'1 x 7'5 (2.77m x 2.26m)

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

## Bedroom Three

7'11 x 5'6 (2.41m x 1.68m)

UPVC double glazed window, central heating radiator and over stairs storage.

## Bathroom

7'11 x 5'6 (2.41m x 1.68m)

Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity topped wash basin, panel bath with direct feed shower over, tiled elevation and wood effect lino floor.

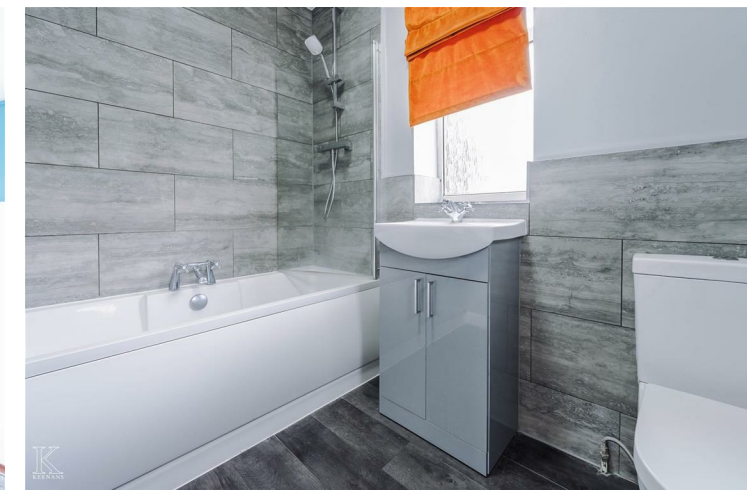
## External

### Front

Laid to lawn garden with off road parking.

### Rear

Laid to lawn and wood chipped garden with bedding areas.



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