

Ground Floor



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
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.

Elm Crescent, Worsley, M28 2DD

£1,100

MODERN PROPERTY READY TO MOVE INTO!

Nestled on the charming Elm Crescent, this delightful semi-detached bungalow offers a perfect blend of modern living and convenience.

Ideal for working professionals, this property boasts a contemporary design with sleek décor and top-of-the-line appliances, ensuring a seamless move-in experience.

Set on a private plot away from the main road, tranquility and privacy are guaranteed. The spacious front drive not only provides ample parking space but also offers easy access to nearby motorway links, making commuting a breeze.

With one reception room, one bedroom, and a well-appointed bathroom, this single-story residence is perfect for those looking for a cosy yet stylish abode.

Don't miss the opportunity to make this charming bungalow your new home.

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£1,100



- Tenure Leasehold
- Council Tax Band B
- EPC Rating D
- Off Road Parking With Block Paved Driveway For Numerous Vehicles
- Bungalow Property
- One Bedroom
- Contemporary Fitted Kitchen And Three Piece Bathroom Suite
- Ideal Property For A Professional Couple Ready To Move Into
- Ample Sized Paved Rear Garden
- Easy Access To Major Network Links

Ground Floor

Entrance

Composite door to hallway.

Hallway

6'11 x 5'10 (2.11m x 1.78m)

Smoke alarm, laminate floor, doors to bathroom, reception room, kitchen and bedroom.

Bathroom

8'6 x 4'4 (2.59m x 1.32m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, panelled bath with mixer tap and direct feed overhead shower with rinse head, vanity top wash basin with mixer tap, extractor fan, tiled elevation and laminate floor.

Reception Room

11'10 x 11'9 (3.61m x 3.58m)

UPVC double glazed window, central heating radiator, gas fire with quartz mantle and surround, television point and laminate floor.

Bedroom

10'4 x 9'6 (3.15m x 2.90m)

UPVC double glazed window and central heating radiator.

Kitchen

13'4 x 6'10 (4.06m x 2.08m)

UPVC double glazed French door to rear, central heating radiator, high gloss wall and base units, laminate work tops, Neff two ring induction hob, extractor hood, integrated fridge freezer, plumbed for washing machine, double oven in a high rise unit, composite sink with mixer tap and laminate floor.

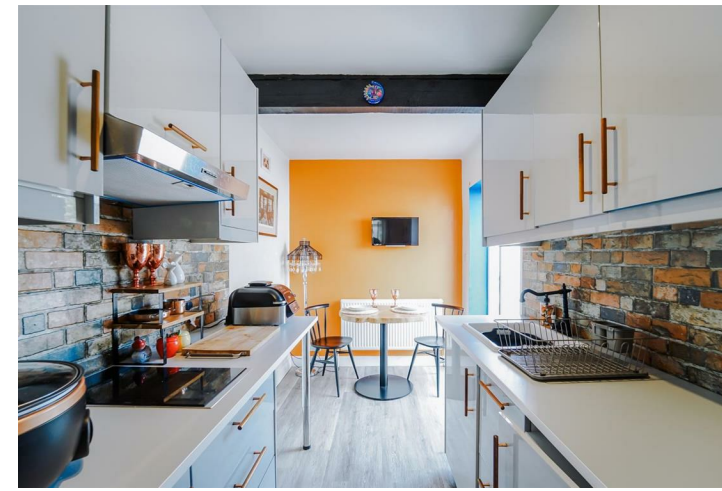
External

Rear

Paved enclosed garden.

Front

Block paved drive.



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