



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			86
(81-91) B			
(69-80) C		71	
(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	

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Hindburn Drive, Worsley, M28 1XY

Offers Over £325,000

IMMACULATE DETACHED FAMILY HOME

Nestled in the charming Hindburn Drive, Worsley stands this immaculate detached family home, located in a quiet, peaceful neighbourhood which has a real community spirit. Boasting two reception rooms, three bedrooms, and two bathrooms, this property offers the perfect blend of comfort, style and space.

This property boasts a spacious main bedroom featuring an en suite for added convenience, along with an additional three-piece bathroom room ensuring that there's no need to queue for the bathroom in the morning rush. The neutral decoration throughout the house provides a blank canvas for you to add your personal touch and make it truly your own.

This property is the epitome of a perfect family home, with 840 sq ft of space to create lasting memories. The immaculate rear garden is ideal for summer barbecues and outdoor gatherings, while the ample off-road parking and garage provide practicality and security for your vehicles.

If you're looking for a place where comfort meets functionality, look no further than this detached house on Hindburn Drive. Don't miss the opportunity to make this house your home sweet home. Contact our Swinton branch for more information or to arrange a viewing.

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Hindburn Drive, Worsley, M28 1XY

Offers Over £325,000



- Immaculate Detached Property
- Contemporary Fitted Kitchen
- Off Road Parking and Garage
- EPC Rating C
- Three Bedrooms
- Perfect Family Home
- Tenure Freehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

UPVC double glazed frosted front door and window, door to reception room and stairs to first floor.

Reception Room

15'1 x 12'1 (4.60m x 3.68m)

UPVC double glazed box bay window, central heating radiator, coving to ceiling, gas fire with wooden mantel and marble hearth, television point and open access to dining room.

Dining Room

11'5 x 7'2 (3.48m x 2.18m)

Central heating radiator, coving ceiling, door to kitchen and UPVC double glazed sliding door to conservatory.

Kitchen

11'5 x 8'2 (3.48m x 2.49m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashback, integrated oven with four ring electric hob and extractor hood, space for fridge freezer, plumbing for washing machine, wood effect laminate flooring, door to understairs storage and UPVC double glazed frosted door to rear.

Conservatory

11'1 x 7'2 (3.38m x 2.18m)

Hardwood double glazed windows, polycarbonate roof, central heating radiator, ceiling fan, tiled effect flooring and hardwood double glazed French doors to rear.

First Floor

Landing

UPVC double glazed window, loft access, doors leading to three bedrooms, family bathroom and storage cupboard.

Bedroom One

13'5 x 9'2 (4.09m x 2.79m)

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

En Suite

9'2 x 2'11 (2.79m x 0.89m)

UPVC double glazed window, central heating radiator, pedestal wash basin with traditional taps, flush handle WC, direct feed shower enclosed, part tiled elevations and extractor fan.

Bedroom Two

10'5 x 9'2 (3.18m x 2.79m)

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

Bedroom Three

7'10 x 6'2 (2.39m x 1.88m)

UPVC double glazed window and central heating radiator.

Bathroom

6'10 x 6'2 (2.08m x 1.88m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, walk-in direct feed shower, tiled elevations and wood effect laminate flooring.

External

Rear

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

Front

Ample off road parking, mature shrubbery and access to garage.

Garage

Power, lighting and up and over garage door.

