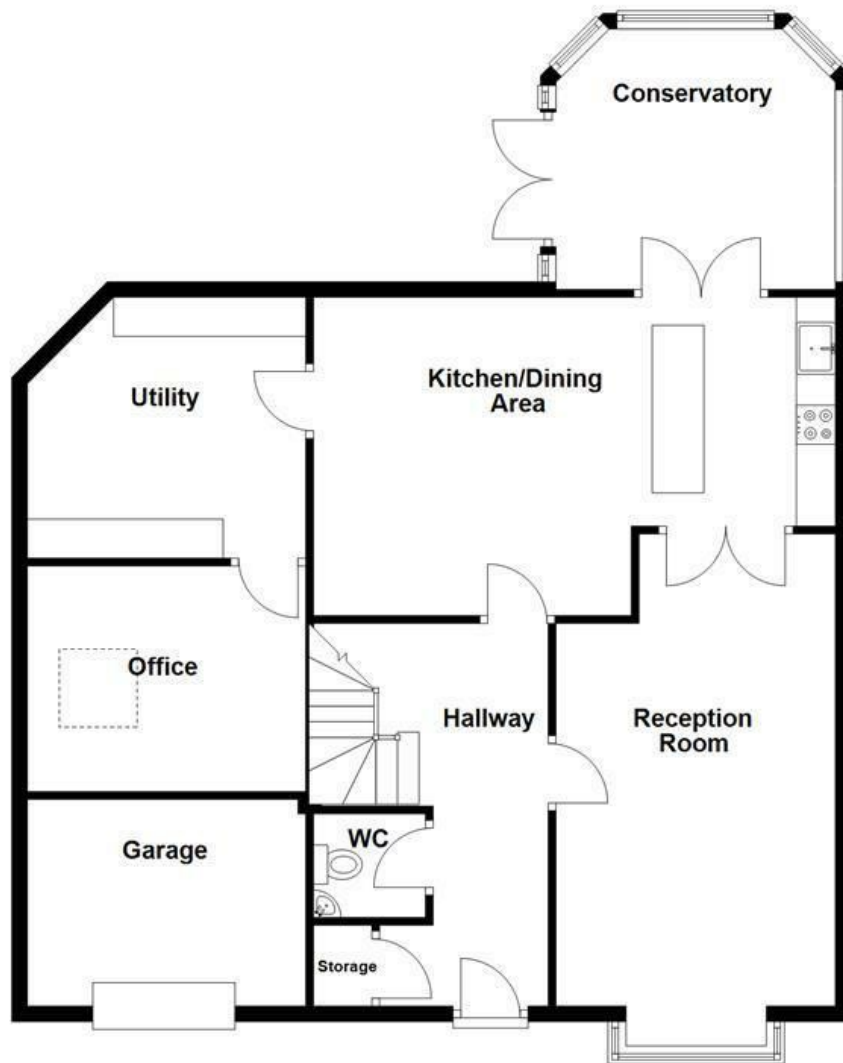
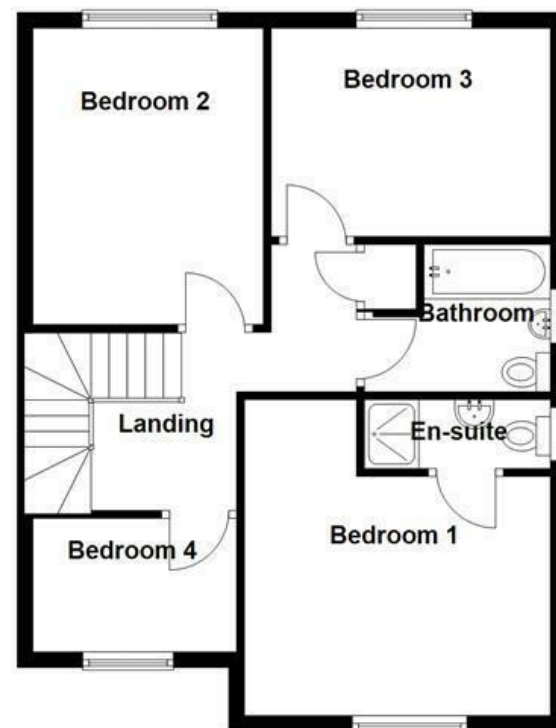


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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.

Eden Vale, Manchester, M28 1YR

Offers Over £500,000

EXCEPTIONAL DETACHED PROPERTY

Welcome to this stunning detached house located in the sought-after area of Eden Vale, Worsley, Manchester. This property boasts a spacious open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals together.

As you step into the property, you are greeted by a generously sized hallway leading to a cosy reception room, ideal for relaxing after a long day. With four bedrooms, there is plenty of space for a growing family or for those who enjoy having guests over.

The two bathrooms provide convenience and comfort, ensuring no more morning rush hours. The addition of an office space offers the flexibility to work from home or create a quiet study area.

Outside, the property features a spacious driveway, providing ample parking space for multiple vehicles. The enclosed extensive garden space is perfect for outdoor activities, gardening, or simply enjoying the fresh air in a private setting.

Located in Eden Vale, Worsley, this property offers a peaceful retreat from the hustle and bustle of city life while still being conveniently close to all amenities. Don't miss out on the opportunity to make this house your home.

Eden Vale, Manchester, M28 1YR

Offers Over £500,000

 4  2  1  C

- Tenure Freehold
 - Off Road Parking With Drive
 - Ready To Move Into
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Detached Property With Viewing Essential
 - Ideal Family Home
- EPC Rating C
 - Open Plan Kitchen/Dining Area
 - Envious Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door with leaded windows to hallway.

Hallway

18'3 x 7' (5.56m x 2.13m)

LED spotlights, central heating radiator, tiled floor, doors to WC, storage, kitchen, reception room and stairs to first floor.

WC

4'8 x 4'1 (1.42m x 1.24m)

Vanity top wash basin with mixer tap, dual flush WC, coving and tiled floor.

Reception Room

17'10 x 11'9 (5.44m x 3.58m)

UPVC double glazed box bay leaded window, central heating radiator, LED spotlights, coving, gas fire with granite mantle, surround and hearth, television point, tiled floor and double doors to kitchen/dining area.

Kitchen/Dining Area

22' x 9'8 (6.71m x 2.95m)

Central heating radiator, range of gloss wall and base units, marble work tops, central island, integrated oven in a high rise unit, four ring induction hob, tiled splash back, extractor hood, inset sink with spring neck mixer tap, integrated dish washer, space for fridge freezer, LED spotlights, coving, tiled floor, double doors to conservatory, UPVC double glazed sliding door to rear garden and door to utility.

Conservatory

12'2 x 11' (3.71m x 3.35m)

UPVC double glazed windows, tiled floor, polycarbonate roof and UPVC double glazed French doors to rear.

Utility

11'9 x 9'8 (3.58m x 2.95m)

Range of wall and base units, laminate work tops, plumbed for washing machine, dryer, LED spotlights, coving, access to boiler, tiled floor and door to office.

Office

11'9 x 8'4 (3.58m x 2.54m)

Central heating radiator, Velux window and laminate flooring.

First Floor

Landing

11'10 x 6'4 (3.61m x 1.93m)

UPVC double glazed window, coving, loft access, doors to four bedrooms and bathroom.

Bedroom One

13' x 11'11 (3.96m x 3.63m)

UPVC double glazed leaded window, central heating radiator, coving, LED spotlights, laminate flooring and door to en suite.

En Suite

7'10 x 2'11 (2.39m x 0.89m)

UPVC double glazed window, central heating towel rail, dual flush WC, wall mounted wash basin with mixer tap, enclosed direct feed shower, extractor fan, tiled elevation, LED spotlights and tiled floor.

Bedroom Two

10'9 x 9'10 (3.28m x 3.00m)

UPVC double glazed window, central heating radiator, LED spotlights and laminate flooring.

Bedroom Three

10'11 x 7'3 (3.33m x 2.21m)

UPVC double glazed window, central heating radiator, coving and laminate flooring.

Bedroom Four

8'7 x 6'9 (2.62m x 2.06m)

UPVC double glazed leaded window, central heating radiator, coving and laminate flooring.

Bathroom

7'9 x 6'2 (2.36m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, extractor fan, tiled elevation and tiled floor.

External

Rear

Laid to lawn enclosed garden, paved patio and bedding areas with mature shrubs.

Front

Block paved drive with access to garage, laid to lawn garden and bedding areas with mature shrubs.

Garage

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



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