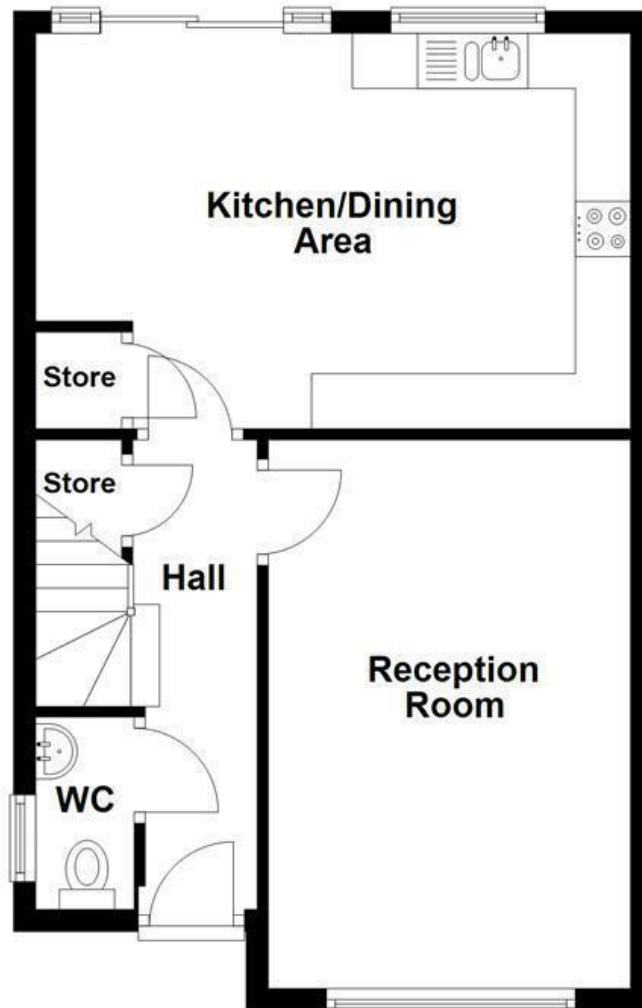
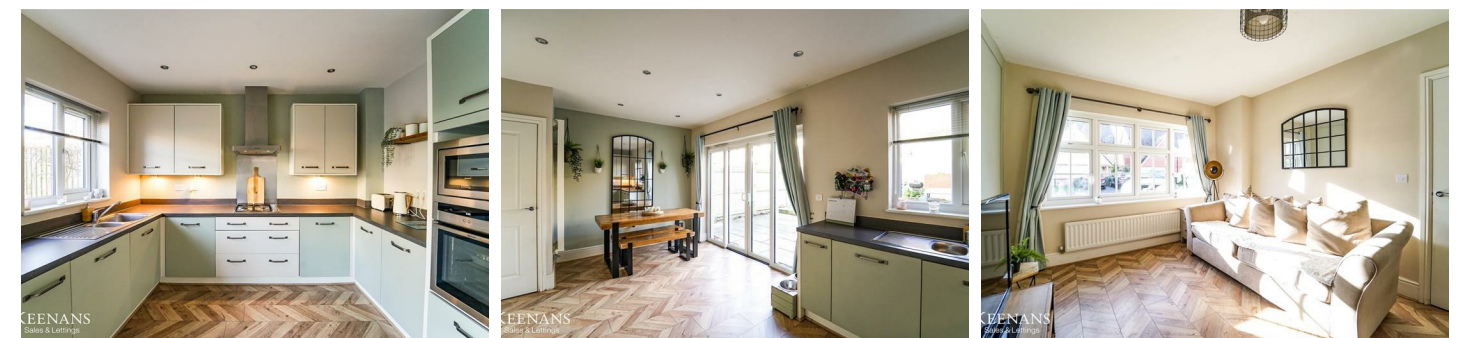
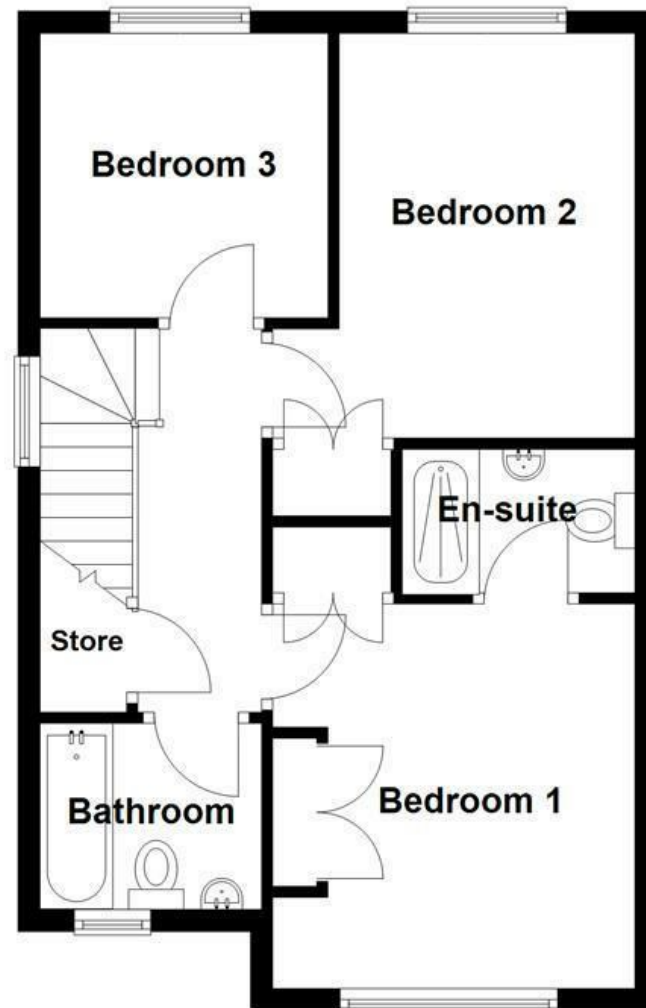


Ground Floor



First Floor



## Bonnington Close, Worsley, M28 3UP

### Offers Over £300,000

#### EXQUISITE SEMI DETACHED FAMILY HOME

Situated in the charming Bonnington Close, Worsley, this stunning semi-detached family home offers a perfect blend of modern living and comfort. With three generously sized bedrooms, this property is ideal for families seeking space and style. The two contemporary bathrooms are designed to meet the needs of a busy household, ensuring convenience and privacy.

Presented to an exceptionally high standard, the interior boasts stylish decoration that creates a warm and inviting atmosphere. Each room is thoughtfully designed, providing a harmonious flow throughout the home. The reception room serves as a delightful space for relaxation and entertaining, making it the heart of the home.

Step outside to discover an immaculate and spacious rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This private oasis is an ideal setting for family gatherings or quiet evenings under the stars. Additionally, the property offers ample off-road parking, a valuable feature in this sought-after area.

This semi-detached house is not just a home; it is a lifestyle choice, situated in a friendly neighbourhood with easy access to local amenities and transport links. Whether you are a growing family or looking for a serene retreat, this property is sure to impress. Do not miss the opportunity to make this beautiful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



# Bonnington Close, Worsley, M28 3UP

## Offers Over £300,000

 3  2  1  B

- Stunning Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Two Bathrooms
- Immaculate Rear Garden
- Council Tax Band C

### Ground Floor

#### Entrance Hall

13'11 x 6'7 (4.24m x 2.01m)

UPVC double glazed frosted front door, central heating radiator, wood effect vinyl flooring, doors leading to WC, reception room, kitchen/dining area, understairs storage and stairs to first floor.

#### WC

5'9 x 3'0 (1.75m x 0.91m)

UPVC double glazed frosted window, central heating radiator, wall mounted corner wash basin with mixer tap, tiled splashback, dual flush WC, spotlights and wood effect vinyl flooring.

#### Reception Room

16'4 x 10'9 (4.98m x 3.28m)

UPVC double glazed window, central heating radiator, television point, part wood panelled elevation and wood effect vinyl flooring.

#### Kitchen/Dining Area

17'8 x 11'9 (5.38m x 3.58m)

UPVC double glazed window, upright central heating radiator, range of wall and base units with laminate work surfaces and upstands, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated microwave, integrated dishwasher, integrated fridge freezer, spotlights, wood effect vinyl flooring, door to storage cupboard with plumbing for washing machine and space for dryer and UPVC double glazed sliding doors to rear.

### First Floor

#### Landing

UPVC double glazed window, central heating radiator, doors leading to three bedrooms, bathroom and over stairs storage.

#### Bedroom One

10'9 x 10'1 (3.28m x 3.07m )

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

#### En Suite

6'11 x 4'11 (2.11m x 1.50m)

Central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, double walk-in direct feed shower, partially tiled elevations, extractor fan and wood effect vinyl flooring.

#### Bedroom Two

13'1 x 10'9 (3.99m x 3.28m)

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

#### Bedroom Three

9'8 x 8'10 (2.95m x 2.69m)

UPVC double glazed window and central heating radiator.



Tel: 01617939622

www.keenans-estateagents.co.uk