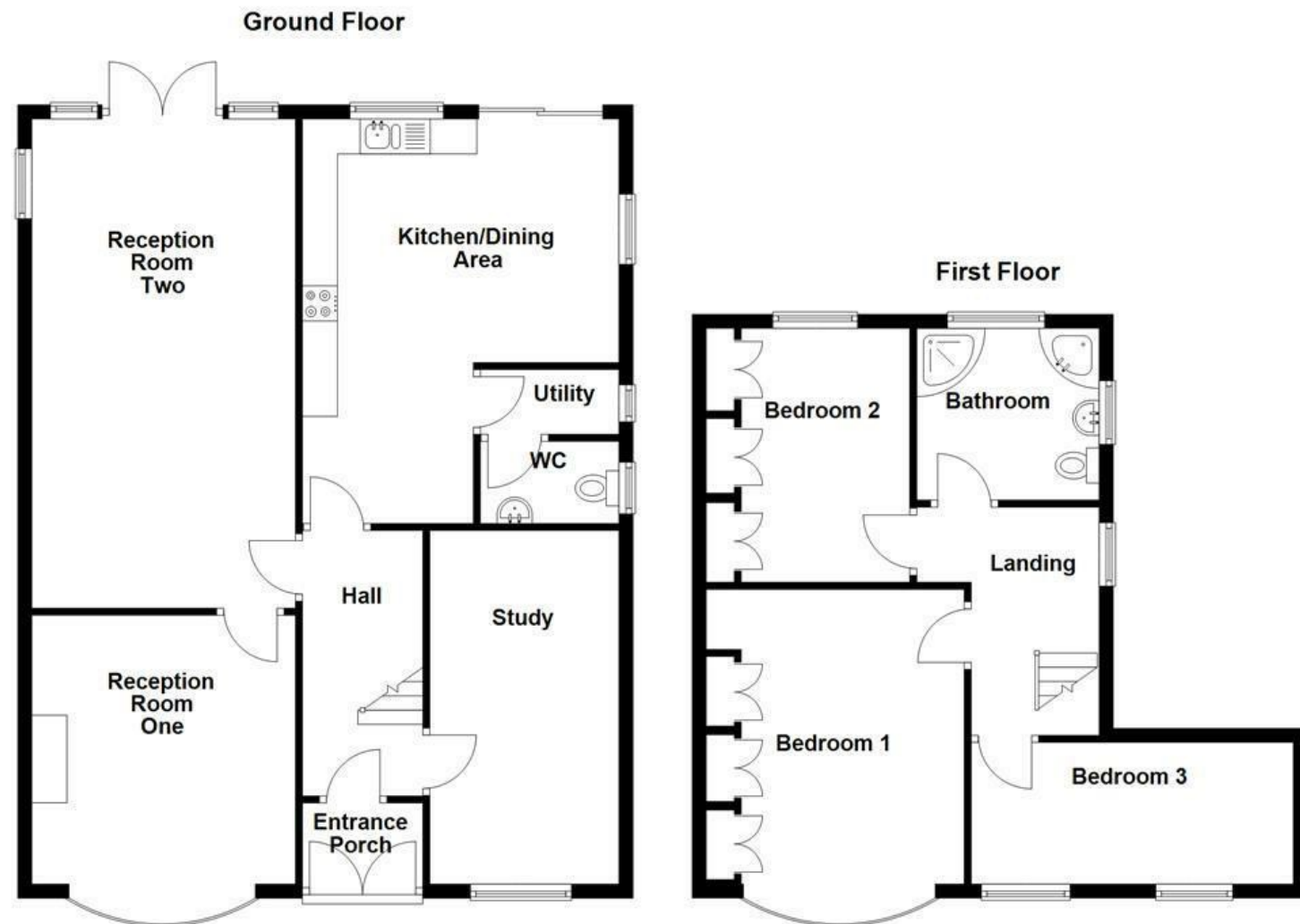




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales		
EU Directive 2002/91/EC		

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.

Wilbraham Road, Worsley, M28 3LJ

Offers Over £280,000

EXCEPTIONAL DETACHED FAMILY HOME

Situated on the tranquil Wilbraham Road in the area of Worsley, Manchester, this delightful three bedroom house presents an ideal opportunity for families seeking a spacious and comfortable home. The property boasts a generous layout, providing ample room for both relaxation and entertaining.

As you approach the house, you will appreciate its position on a quiet road, ensuring a peaceful living environment. The spacious plot offers plenty of outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. Inside, the home is designed to accommodate modern family life, with well-proportioned rooms that allow for flexibility in how you choose to use the space.

Convenience is key, and this property is ideally located with easy access to local amenities. Whether you require shops, schools, or recreational facilities, everything you need is just a short distance away, making daily life both practical and enjoyable.

This family home is not just a place to live; it is a sanctuary where cherished memories can be made. With its combination of space, tranquility, and accessibility, this property is a rare find in the Worsley area. We invite you to explore the potential of this lovely home and envision the lifestyle it can offer.

Wilbraham Road, Worsley, M28 3LJ

Offers Over £280,000

 3  1  3  D

- Tenure Leasehold
 - Off Road Parking With Two Gated Driveways
 - Ideal Family Home
 - Easy Access To major Commuter Routes
- Council Tax Band B
 - Detached Property
 - Viewing Essential
- EPC Rating D
 - Abundance Of Space
 - Ample Garden Space

Ground Floor

Entrance Porch

5'8 x 3'10 (1.73m x 1.17m)
UPVC double glazed double doors to porch and door to hall.

Hall

12'1 x 5'7 (3.68m x 1.70m)
Laminate flooring, doors to reception room one, reception room two, kitchen/dining area, study and stairs to first floor.

Reception Room One

12'4 x 10' (3.76m x 3.05m)
UPVC double glazed leaded bow window, central heating radiator, coving, electric fire with decorative surround and television point.

Reception Room Two

22'11 x 12'3 (6.99m x 3.73m)
UPVC double glazed window, central heating radiator, coving, ceiling rose, wood panel elevation, electric fire with decorative surround, television point, spotlights and UPVC double glazed French doors to rear garden.

Study

14'1 x 8'1 (4.29m x 2.46m)
UPVC double glazed leaded window and laminate flooring.

Kitchen/Dining Area

18'7 x 14'5 (5.66m x 4.39m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator, range of wall and base units, laminate work top, stainless steel one and a half sink and drainer with mixer tap, integrated dishwasher, space for inset freestanding oven with four ring gas hob and extractor hood, space for fridge freezer, LED spotlights, door to utility and UPVC double glazed sliding doors to rear garden.

Utility

6'4 x 2'7 (1.93m x 0.79m)
UPVC double glazed frosted window, plumbed for washing machine, vinyl flooring and door to WC.

WC

6' x 3'10 (1.83m x 1.17m)
UPVC double glazed frosted window, low flush WC, pedestal wash basin and vinyl flooring.

First Floor

Landing

6' 4 x 6'5 (1.83m 1.22m x 1.96m)
UPVC double glazed window, doors to three bedrooms and bathroom.

Bedroom One

12'2 x 11' (3.71m x 3.35m)
UPVC double glazed leaded bow window, central heating radiator and fitted wardrobe.

Bedroom Two

11' x 11' (3.35m x 3.35m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Three

14'6 x 6'7 (4.42m x 2.01m)
Two UPVC double glazed leaded windows and central heating radiator.

Bathroom

8'x 8' (2.44mx 2.44m)
UPVC double glazed frosted window, central heating towel rail, dual flush WC, panel corner bath with mixer tap and rinse head, corner direct feed rainfall shower enclosure with rinse head, tiled elevation, PVC panel to ceiling, LED spotlights and laminate flooring.

External

Rear

Laid to lawn garden, paved patio and mature shrubs.

Front

Paved drive and pathway, laid to lawn garden with bedding areas.



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