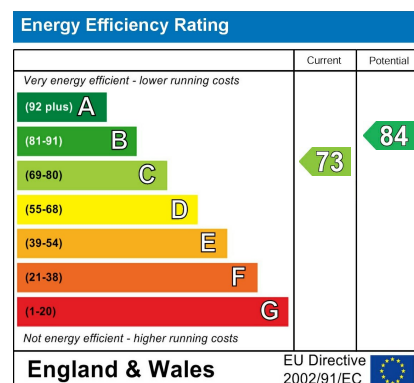
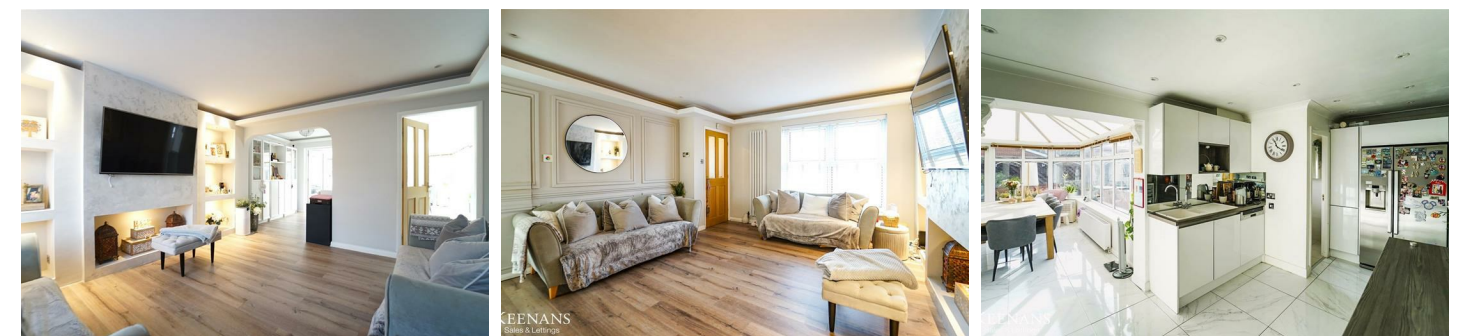




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Wrenswood Drive, Worsley, M28 7GS

£425,000

IMPRESSIVE DETACHED FAMILY HOME

Welcome to this delightful family home located on the sought-after Wrenswood Drive in Worsley, Manchester. This impressive property boasts three reception rooms, providing ample space for both relaxation and entertaining. The modern decor and high-quality appliances throughout the home create a stylish and inviting atmosphere, perfect for contemporary living.

With three well-proportioned bedrooms, this house offers comfortable accommodation for families of all sizes. Each bedroom is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings. The property also features three bathrooms, adding convenience and privacy for all residents.

Set on a spacious plot, the front and back gardens provide plenty of outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The generous outdoor area is a rare find in today's market and enhances the overall appeal of this lovely home.

Situated in a popular estate, this property benefits from a friendly community atmosphere while being conveniently located near local amenities, schools, and transport links. This makes it an ideal choice for families looking to settle in a vibrant area.

In summary, this spacious family home on Wrenswood Drive is a perfect blend of modern living and comfortable accommodation, making it an excellent opportunity for those seeking a new place to call home. Don't miss the chance to view this exceptional property.

Wrenswood Drive, Worsley, M28 7GS

£425,000

 3  2  3  C

- Exceptional Detached Property
 - Modern Fitted Kitchen
 - Ample Off Road Parking
 - EPC Rating C
- Three Bedrooms
 - Abundance of Living Space
 - Tenure Leasehold
- Two Bathrooms
 - Generous Plot
 - Council Tax Band D

Entrance Porch

5'0 x 3'8 (1.52m x 1.12m)

UPVC double glazed frosted front door, UPVC double glazed frosted windows, tiled flooring and door to hall.

Hall

11'1 x 5'5 (3.38m x 1.65m)

Wood effect laminate flooring, doors leading to sitting room, reception room and stairs to first floor.

Sitting Room

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

UPVC double glazed window, central heating radiator, coving, spotlights, wood effect laminate flooring and door to kitchen.

Reception Room

13'5 x 12'0 (4.09m x 3.66m)

UPVC double glazed window, upright central heating radiator, integrated shelving, television point, part wood panelled elevation, spotlights, wood effect laminate flooring, open to dining area and door to kitchen.

Dining Area

9'10 x 7'7 (3.00m x 2.31m)

Central heating radiator, coving, wood effect laminate flooring and UPVC double glazed French doors to conservatory.

Conservatory

16'11 x 15'11 (5.16m x 4.85m)

UPVC double glazed windows, polycarbonate roof, central heating radiator, tiled flooring and UPVC double glazed French doors to rear.

Kitchen

18'2 x 15'4 (5.54m x 4.67m)

Range of high gloss wall and base units with laminate work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated dishwasher, space for American-style fridge freezer, pan drawers, plumbing for washing machine, spotlights, coving, tiled flooring, open to conservatory and door to WC

WC

4'11 x 3'8 (1.50m x 1.12m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights and tiled flooring.

First Floor

Landing

11'11 x 6'7 (3.63m x 2.01m)

Doors leading to three bedrooms, bathroom and storage cupboard.

Bedroom One

9'3 x 8'8 (2.82m x 2.64m)

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

En Suite

7'9 x 4'4 (2.36m x 1.32m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, direct feed rainfall shower enclosed, tiled elevations, spotlights and tiled flooring.

Bedroom Two

10'2 x 9'3 (3.10m x 2.82m)

UPVC double glazed window, central heating radiator, fitted storage and wood effect laminate flooring.

Bedroom Three

7'5 x 5'10 (2.26m x 1.78m)

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

Bathroom

7'5 x 5'6 (2.26m x 1.68m)

UPVC double glazed frosted window, central heated towel rail, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, dual flush WC, tiled elevations and tiled flooring.

External

Enclosed garden with paved patio, artificial lawn, raised decking and bedding areas.

Rear

Front

Laid to lawn garden and block paved driveway.

