


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(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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Lawndale Drive, Manchester, M28 1EN

£335,000

SPACIOUS THREE BEDROOM SEMI DETACHED IN WORSLEY - SOLD WITH NO ONWARDS CHAIN

Situated in the desirable area of Lawndale Drive, Ellenbrook, Worsley, this charming house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a reception room that boasts an abundance of space, ideal for both relaxation and entertaining guests. The well-equipped kitchen is a delight for any home cook, providing ample room for culinary creativity.

For added convenience, the property features a downstairs WC, making it practical for both residents and visitors alike. Ascending to the first floor, you will find two generously sized double bedrooms, each offering a peaceful retreat. The well-appointed bathroom on this level ensures that family living is both comfortable and efficient.

The main bedroom is located on the second floor, complete with its own ensuite shower room, providing a private sanctuary for relaxation. This thoughtful layout ensures that everyone has their own space while still enjoying the communal areas of the home.

Outside, the property boasts a rear garden laid to lawn, perfect for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking is available, adding to the convenience of this lovely home.

This property is an excellent opportunity for those seeking a spacious and well-equipped family home in a sought-after location, close to great local schools and with fantastic transport links. With its thoughtful design

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 3  2  1  C

- Tenure Leasehold
 - Off Road Parking
 - Ideal Family Home
 - Easy Access To Major Commuter Routes
- Council Tax Band D
 - Three Generously Sized Bedrooms
 - Contemporary Fitted Kitchen
- EPC Rating C
 - Viewing Essential
 - Abundance Of Space

Ground Floor

Entrance

Composite frosted door to hall.

Hall

12'9 x 3'8 (3.89m x 1.12m)

Central heating radiator, spotlights, smoke alarm, coving, doors to kitchen, reception room, WC and storage, stairs to first floor.

WC

5'11 x 2'10 (1.80m x 0.86m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, extractor fan and fusebox.

Kitchen

12'9 x 6'2 (3.89m x 1.88m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, laminate splashbacks, composite one and a half sink and drainer with spring neck mixer tap, integrated oven, four ring gas hob, glass splash back, extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights and wood effect herring =bone flooring.

Reception Room

16'3 x 13'6 (4.95m x 4.11m)

Two UPVC double glazed window, central heating radiator, spotlights, coving, door to under stairs storage and UPVC double glazed French doors to rear.

First Floor

Landing

9'6 x 6'9 (2.90m x 2.06m)

Central heating radiator, smoke alarm, doors to two bedrooms and bathroom, stairs to second floor.

Bedroom Two

13'5 x 11'6 (4.09m x 3.51m)

UPVC double glazed window and central heating radiator.

Bedroom Three

13'3 x 11'1 (4.04m x 3.38m)

Two UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed frosted window, central heating radiator, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and rinse head, part tiled elevation, extractor fan and spotlights.

Second Floor

Bedroom Two

13'6 x 12'10 (4.11m x 3.91m)

Two UPVC double glazed windows, two central heating radiators, loft access, open access to walk in wardrobe.

Walk In Wardrobe

10'3 x 6'4 (3.12m x 1.93m)

Velux window, central heating radiator, spotlights and door to en suite.

En Suite

6'11 x 6'9 (2.11m x 2.06m)

Velux window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed shower with rinse head, spotlights, part tiled elevation and door to storage.

External

Front

Laid to lawn garden, drive and paving.

Rear

Enclosed laid to lawn garden, artificial grass and gravel chippings.



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