



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(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.

Quarry Pond Road, Worsley, M28 0YH

£230,000

AN EXCEPTIONAL TWO BEDROOM SEMI DETACHED PROPERTY

Having been presented and updated to the highest standard throughout with spacious rooms, modern fixtures and fittings and stylish decoration, this enviable two bedroom semi detached property is being proudly welcomed to the market in the sought after location of Worsley on a popular estate. With a beautiful feature mezzanine landing, fantastic garden room and beautifully landscaped garden, this property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Manchester, Salford, Bolton and major motorway links.

The property comprises briefly; a welcoming entrance porch provides access through to a spacious reception room. The reception room boasts a fantastic media wall and guides you openly on to a contemporary fitted kitchen and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads openly on to a garden room. The first floor comprises of doors on to two generously sized bedrooms and modern shower room. Externally there is an enclosed south facing garden with artificial lawn, paving, pond, lighting, power, store room and access on to a driveway. To the front there is a cement concreted double driveway.

For further information or to arrange a viewing please contact our Manchester team at your earliest convenience.

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- Tenure Freehold
- Off Road Parking With Driveway
- Open Plan Living
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Semi Detached Property
- Ideal Home For A Small Family Or Couple
- EPC Rating C
- Two Bedrooms
- Envious South Facing Rear Paved Garden With Pond

Ground Floor

Entrance

UPVC double glazed frosted door to porch.

Porch

6'5 x 2'8 (1.96m x 0.81m)

Central heating radiator, tiled floor and door to reception room.

Reception Room

14'8 x 14'8 (4.47m x 4.47m)

UPVC double glazed window, two Velux windows, central heating radiator, media wall with television point and direct feed, coving, under stairs storage, tiled floor and stairs to first floor.

Kitchen/Diner

14'8 x 10'8 (4.47m x 3.25m)

Central heating radiator, range of white gloss wall and base units, granite effect surface, tiled splash back, composite one and a half sink and drainer with high spout mixer tap, integrated electric oven with five ring gas hob and extractor hood, space for American fridge freezer, integrated dish washer, washing machine, wine cooler, spotlights, pelmet lighting, breakfast bar, integrated Alpha combi boiler, tiled floor and open to garden room.

Garden Room

10'3 x 13'10 (3.12m x 4.22m)

UPVC double glazed window, two Velux windows, central heating radiator, television point, spotlights, tiled floor and open to garden room.

First Floor

Mezzanine Landing

9'4 x 8'11 (2.84m x 2.72m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, doors to two bedrooms and shower room.

Bedroom One

10'9 x 7'9 (3.28m x 2.36m)

UPVC double glazed window, central heating radiator, fitted wardrobe and television point.

Bedroom Two

10'4 x 6'8 (3.15m x 2.03m)

UPVC double glazed window, central heated radiator, fitted wardrobe and television point.

Shower Room

6'3 x 5'5 (1.91m x 1.65m)

UPVC double glazed window, central heating towel rail, three piece suite, vanity top wash basin with waterfall mixer tap, double electric feed shower enclosure, tiled elevation, spotlights, extractor fan and wood effect lino.

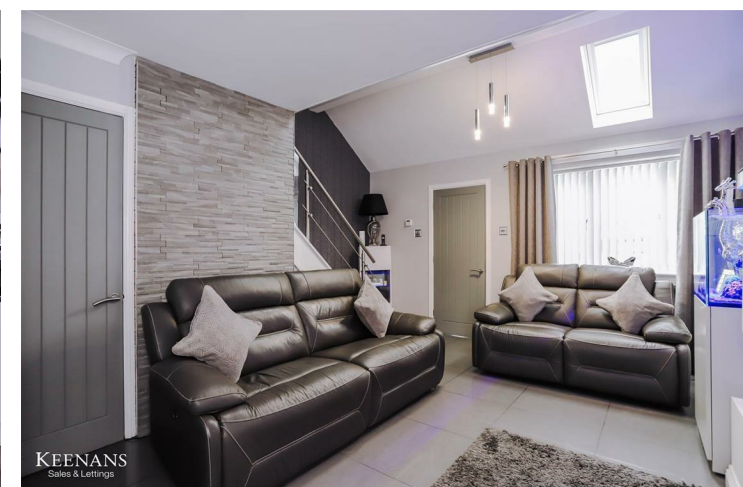
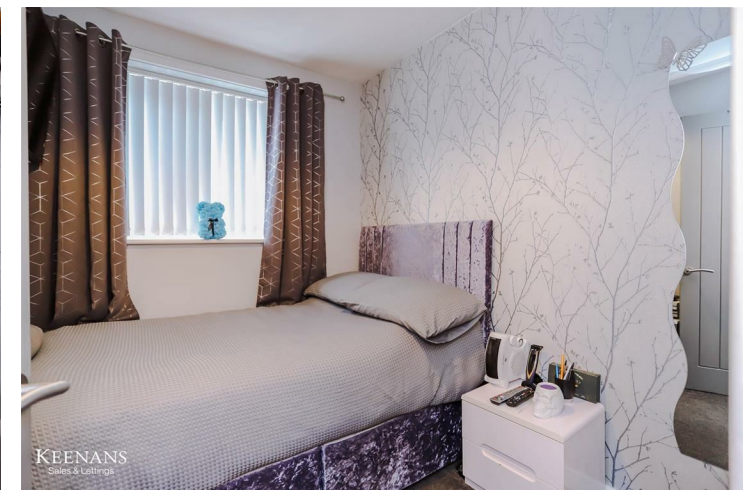
External

Front

Double drive.

Rear

South facing garden with paving, artificial lawn, pond store room, integrated barbeque and fridge, power and lighting and access to additional off road parking.



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