17 Maplefield Drive

Worsley, Manchester, M28 1GB

£299,950

SMOOTHMOVE PROPERTY are delighted to present FOR SALE this SIMPLY STUNNING, three bedroom semi-detached family home.

The property is IMMACULATELY PRESENTED throughout and briefly comprises of: Entrance vestibule, opening into a light and airy lounge with bay window. To the rear, the full width extension creates a superb OPEN PLAN KITCHEN/FAMILY ROOM perfect for modern living, boasting a vaulted ceiling with velux windows, underfloor heating and BI-FOLDING DOORS onto the garden. The modern high gloss kitchen with GRANITE WORK SURFACES is complete with INTEGRATED APPLIANCES. A partial garage conversion has cleverly created a separate UTILTY ROOM and downstairs cloaks/WC. Upstairs are three GOOD SIZE BEDROOMS, with a shower room to the master and an additional FAMILY BATHROOM with white suite.

Externally, the landscaped rear garden is low maintenance with a large imprinted concrete patio ideal for entertaining and artificial lawn. To the front aspect is a further low maintenance front garden with artificial lawn and a double driveway for off road parking.

The gas central heating and double glazing throughout.

Located in a SOUGHT AFTER AREA of Boothstown, within walking distance of local amenities and excellent transport links. The property is also within the catchment area of highly regarded local schools.

EPC to follow

- THREE BEDROOMS
- STUNNING EXTENSION TO REAR
- SPACIOUS LOUNGE
- MODERN HIGH GLOSS KITCHEN
- UTILITY & DOWNSTAIRS CLOAKS/WC
- FAMILY BATHROOM WITH WHITE SUITE
- LANDSCAPED GARDENS
- WITHIN CATCHMENT AREA OF SCHOOLS
- SOUGHT AFTER AREA

Viewing

Please contact our Smoothmove Property Office on 01942 914124 if you wish to arrange a viewing appointment for this property or require further information.
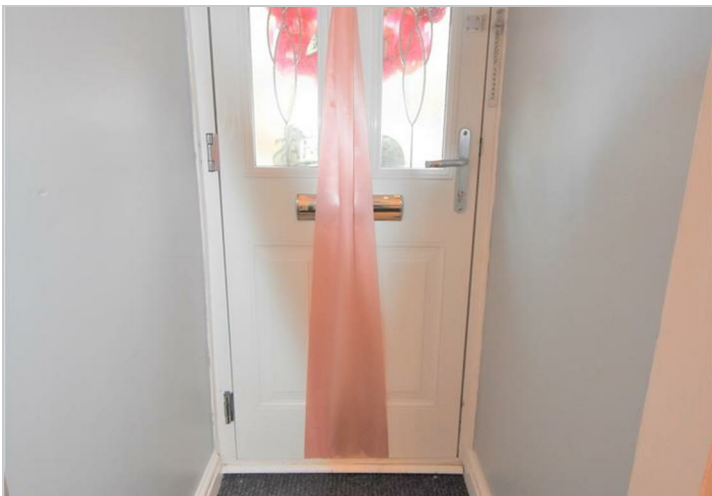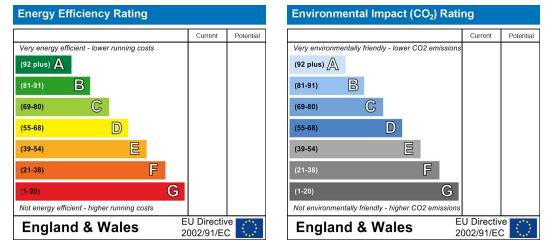
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Floor Plan

GROUND FLOOR

KITCHEN/DINER

LOUNGE

STORAGE

STORAGE
UTILITY ROOM

WC

VESTIBULE

GARAGE

1ST FLOOR

WARDROBE

BATHROOM

BEDROOM 2

SHOWER ROOM

LANDING DOWN

BEDROOM 1

BEDROOM 3

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

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			

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales   EU Directive 2002/91/EC