



## Chaddock Lane, Worsley, M28 1DP

Offers Over £280,000

*Welcome to this 3-bedroom semi-detached home nestled in the highly sought-after area of Worsley. The front garden and driveway provide ample parking space. Upon entering, you'll step into a spacious lounge and dining area, thoughtfully designed to be both inviting and functional. Large bay windows allow natural light to flood the room, creating a bright and welcoming atmosphere. A downstairs WC adds to the practicality of the home. Upstairs, you'll find three well-appointed bedrooms, each offering ample space and comfort for restful nights and personal retreats. The property boasts a separate bath and shower, a testament to convenience and luxury. Outside, the large rear garden is a peaceful oasis, providing plenty of space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage, providing secure parking and extra storage space, adding to the convenience and functionality of the home.*

*This property is located in a sought-after area, known for its picturesque surroundings and excellent community amenities. It offers easy access to transportation links to Manchester town center, making it ideal for those who desire the perfect balance between suburban tranquility and city convenience.*

- 3 BED SEMI DETACHED
- LARGE REAR GARDEN
- GARAGE
- GENEROUS BATHROOM SIZE
- SOUGHT AFTER AREA
- TWO RECEPTION ROOMS

### **Hallway**

13' 0" x 7' 10" (3.969m x 2.378m) UPVC double glazed door to front elevation, spotlights, wall mounted radiator, laminate flooring, storage cupboard.

### **W/C**

Ceiling light point, heated towel rail, UPVC double glazed window to front elevation, laminate flooring, corner basin, W/C.

### **Lounge**

9' 10" x 10' 11" (3.002m x 3.318m) Ceiling light point, x2 wall lights, Skirting board heating, UPVC double glazed bay window to front elevation, carpeted flooring, electric fire.

### **Dining Room**

8' 7" x 10' 1" (2.625m x 3.071m) Ceiling light point, skirting board heating, UPVC double glazed window to rear elevation, carpeted flooring.

### **Kitchen**

8' 7" x 10' 1" (2.625m x 3.071m) UPVC double glazed door to side elevation, spotlights, wall mounted radiator, UPVC double glazed window to side elevation, tiled flooring, wall/base/drawer units, gas hob, gas oven, integrated washing machine, integrated fridge/freezer, worktop surfaces, 1.5 sink unit with drainer and mixer tap, half tiled walls, integrated dishwasher.

### **Stairs/Landing**

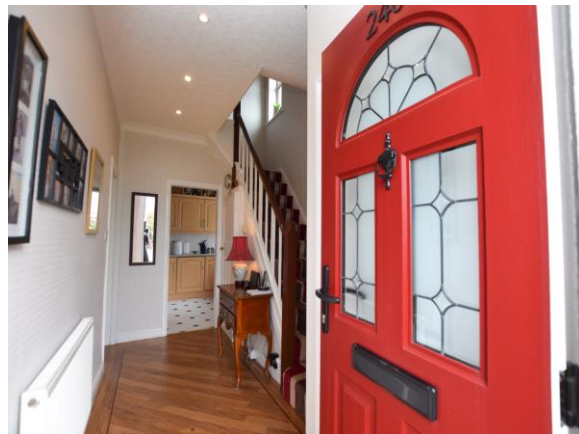
Ceiling light point, UPVC double glazed window to side elevation, carpeted flooring.

### **Bedroom One**

13' 10" x 9' 9" (4.228m x 2.970m) Ceiling light point, skirting board heating, UPVC double glazed bay window to front elevation, carpeted flooring, wardrobes.

### **Bedroom Two**

11' 1" x 9' 2" (3.366m x 2.801m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring, wardrobes.



### **Bedroom Three**

9' 0" x 7' 9" (2.754m x 2.361m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, wardrobes with separate overhead storage.



### **Bathroom**

7' 1" x 7' 8" (2.167m x 2.336m) Spotlights, heated towel rail, x2 UPVC double glazed window to side elevation, tiled flooring, basin with vanity unit underneath, W/C, bath, walk in corner shower, tiled.

### **Garage**

Power, light, double doors, detached garage.

### **Front Garden**

Driveway, lawn, bedding surrounds.

### **Rear Garden**

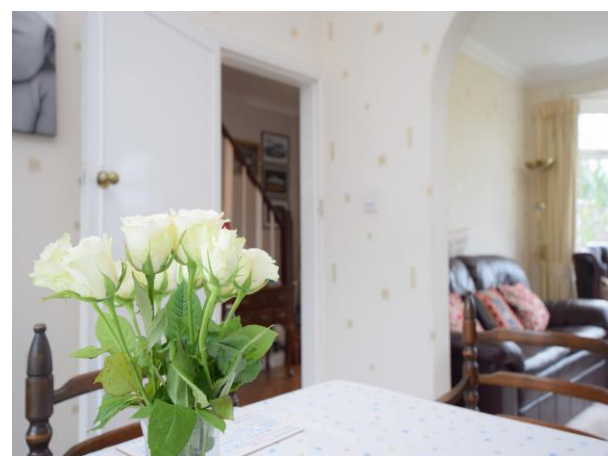
Patio area, lawn, bedding surrounds.

### **Tenure**

Freehold

### **Council Tax Band**

C



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

## Energy performance certificate (EPC)

246 Chaddock Lane  
Worsley  
MANCHESTER  
M28 1DP

Energy rating  
**D**

Valid until: 29 August 2033

Certificate number: 2900-5705-0922-6276-3873

Property type Semi-detached house

Total floor area 78 square metres

### Rules on letting this property

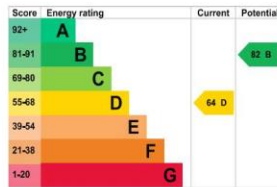
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

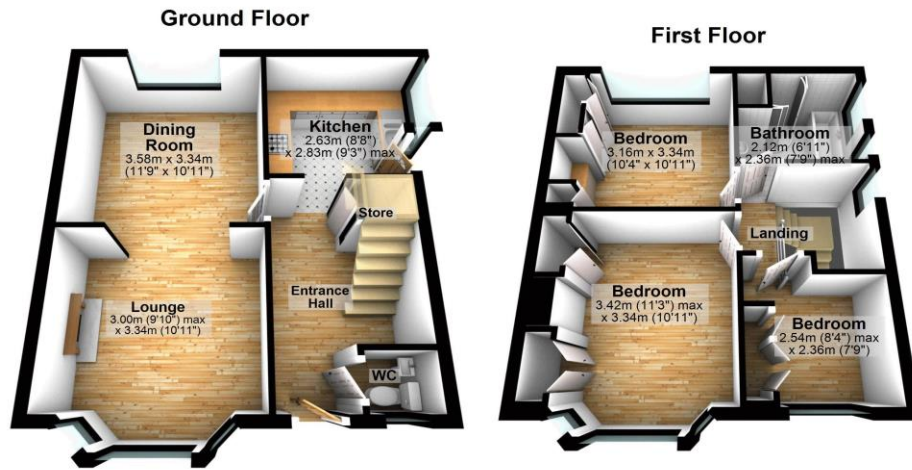
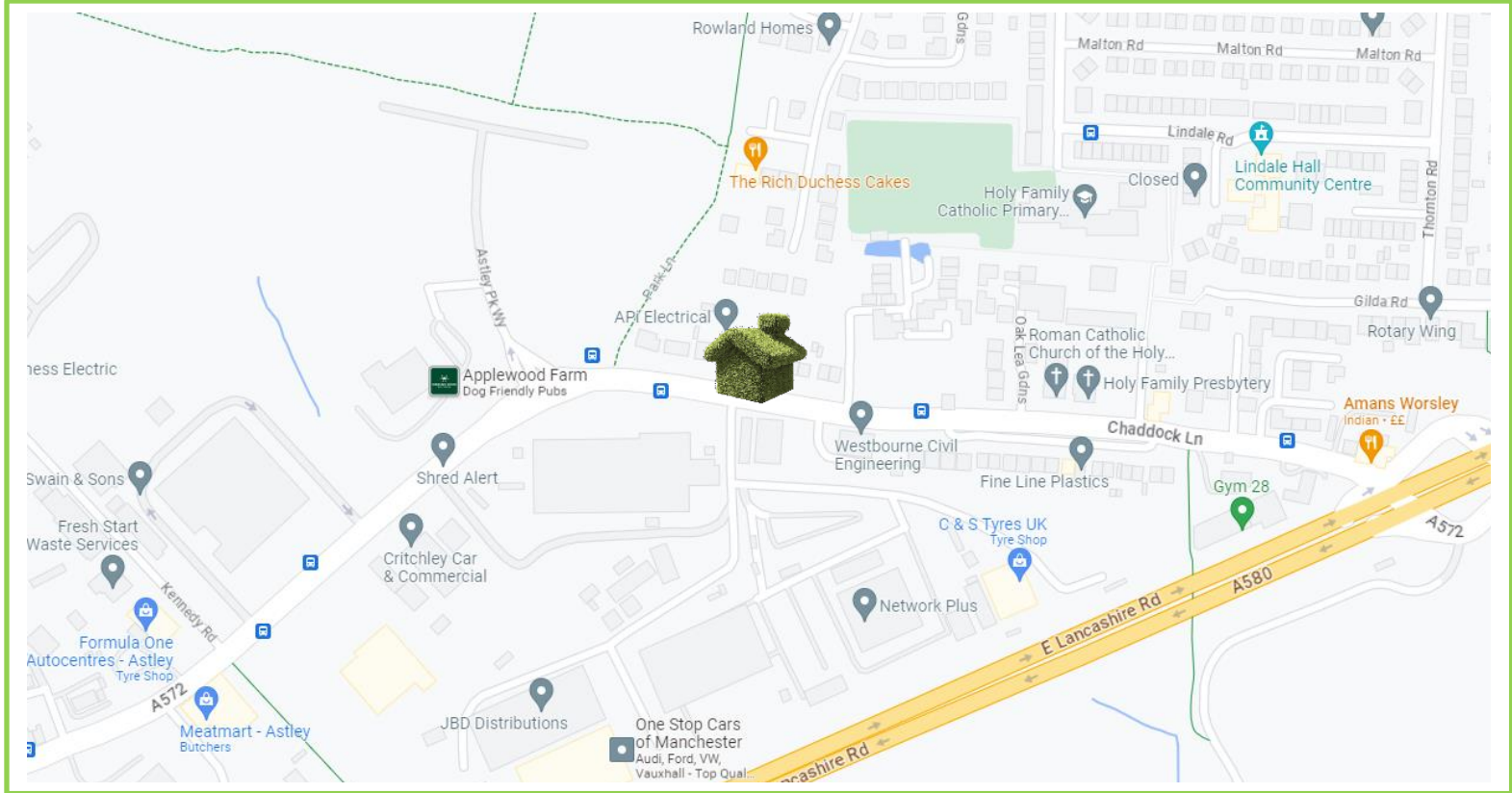
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60







Total area: approx. 79.0 sq. metres (849.9 sq. feet)

*Viewing of this property is strictly by appointment through Stone Cross Estate Agents.*

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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