



Parr Fold Avenue, Worsley M28 7HD

£515,000

Situated in a HIGHLY SOUGHT AFTER PART OF WORSLEY, Just off Broadway, this IMPRESSIVE CORNER PLOT is the ideal family home and boasts a SUPERB DOUBLE STOREY EXTENSION giving FOUR DOUBLE BEDROOMS, TWO LARGE RECEPTION ROOMS and a STUNNING CONTEMPORARY KITCHEN DINER with BIFOLD DOORS TO THE GARDEN, CORIAN WORKTOPS and SKYLIGHTS. The ground floor also benefits from a SECOND BATHROOM / WETROOM and UTILITY ROOM. The corner plot provides PARKING FOR SEVERAL CARS with the privacy of a side entrance and WELL LANDSCAPED PRIVATE GARDENS TO THE FRONT, SIDE AND REAR. Boasting a huge amount of ORIGINAL CHARACTER partnered with an EXCEPTIONAL FINISH which is a true credit to the current owners, the property comprises to the ground floor; a large and welcoming entrance hallway, a light bright lounge with French doors to the garden, A VERY SPACIOUS DINING ROOM with bay window, a BEAUTIFUL HIGH END KITCHEN, great for entertaining, which the owners have thoughtfully laid out with breakfast bar and bi-fold doors to the garden, a utility room and wet room. To the first floor the double fronted layout gives a wonderful sense of space with the extension providing a generous double bedroom currently in addition to the original master bedroom and two other good sized double bedrooms. The family bathroom is also a great size. Occupying a great position on a quiet, family friendly street, the property is conveniently located for great schools such as James Brindley Primary School and Walkden High School. It is also close to Parr Fold Park and transport links such as the A580 and motorway networks.

- EXTENDED SEMI DETACHED
- FOUR BEDROOMS
- BEAUTIFUL MODERN KITCHEN
- LOUNGE & DINING ROOM
- BEAUTIFUL GARDENS
- WALKING DISTANCE TO PARR FOLD PARK

Hallway

15' 4" x 8' 8" (4.668m x 2.646m) Rock composite door, ceiling light point, cloak room, 2 x wall mounted radiators, UPVC double glazed window to front, vinyl floor tiles.

Lounge

11' 5" x 15' 5" (3.476m x 4.688m) UPVC double glazed french doors to front elevation, ceiling light point, Victorian style traditional radiator, UPVC double glazed windows to side elevation, carpeted flooring, plug in electric fire with tiled natural stone back panel, hearth and wooden surround.



Kitchen

19' 10" x 16' 7" (L shape 6.034m (narrowing at 2.806m) x 5.058m (narrowing at 3.154m)) UPVC Bifold doors with integrated blinds, 3 x ceiling light points, modern vertical radiator, 2 x velux windows, Karndean flooring, wall base and drawer units with carousel units, induction hob, double oven with microwave, space for fridge freezer, Corian solid work surfaces, Corian moulded sink unit, integrated dishwasher, under counter lights, moulded upstand, larder, wine cooler.



Dining Room

12' 5" x 16' 7" (3.787m x 5.055m) Wooden door, ceiling light point, traditional fire with wooden surround and tiled hearth, ceiling light point, 2 wall lights, UPVC double glazed bay window to front, carpeted flooring.



Utility Room

Ceiling light point, UPVC double glazed window to rear, vinyl flooring, sink unit with mixer tap.

Wet Room Downstairs

Ceiling light point, UPVC double glazed window to side, non slip flooring, shower with waterfall shower head, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

10' 4" x 16' 6" (3.156m x 5.030m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation, carpeted flooring, fitted wardrobes.



Bedroom Two

10' 4" x 18' 8" (3.153m x 5.684m) dual aspect windows, spotlights, 2 x wall mounted radiator, stone feature wall, 3 x UPVC double glazed windows to front, rear and side elevation, carpeted flooring.

Bedroom Three

11' 4" x 11' 2" (3.450m x 3.407m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation, carpeted flooring.

Bedroom Four

10' 2" x 9' 2" (3.095m x 2.797m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring.

Bathroom

7' 7" x 10' 4" (2.320m x 3.158m) Spotlights, wall mounted radiator, 2x UPVC double glazed windows to front elevation, tiled flooring, basin, WC, Airbath with shower over, tiled walls.

Outside

Front

Private to front and side, decking, potting shed, lawn, driveway, outside electric point, water feature, alarmed shed with electric, water tap.

Rear

Patio area, bedding surrounds, electric points, water tap.

Council Tax Band

D

Tenure

TBC



Energy performance certificate (EPC)

18 Parr Fold Avenue
Worsley
MANCHESTER
M26 7HD

Energy rating
D

Valid until: 7 September 2033

Certificate number: 0688-3030-5201-5557-0204

Property type Semi-detached house

Total floor area 149 square metres

Rules on letting this property

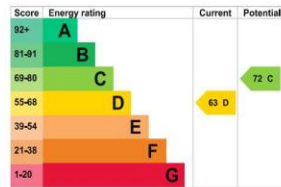
Properties can be let if they have an energy rating from A to E.

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 C.

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.

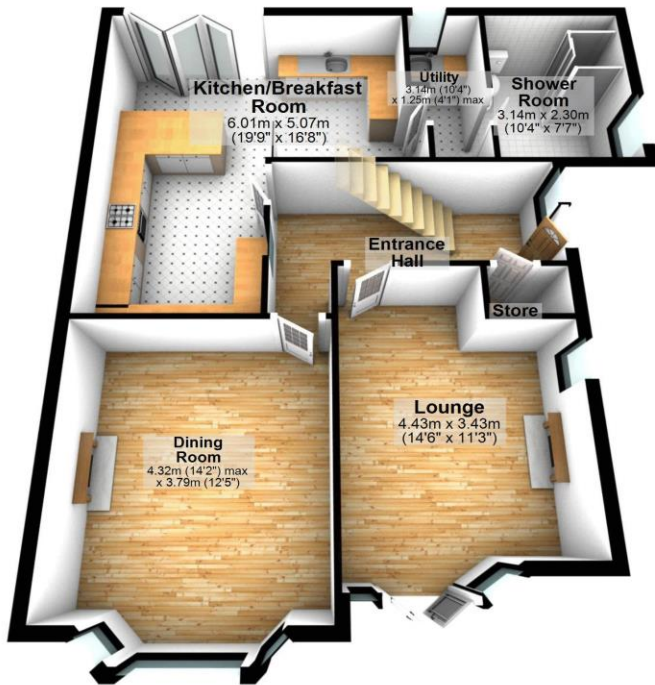
For properties in England and Wales:

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

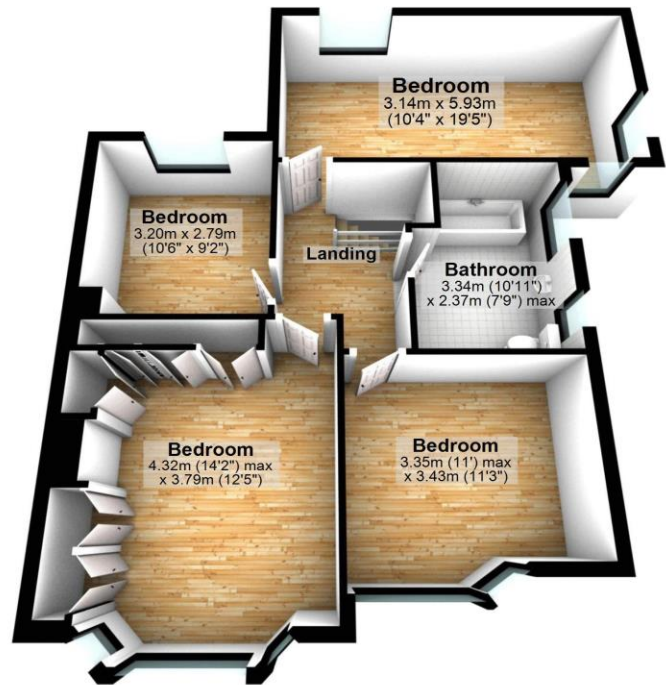




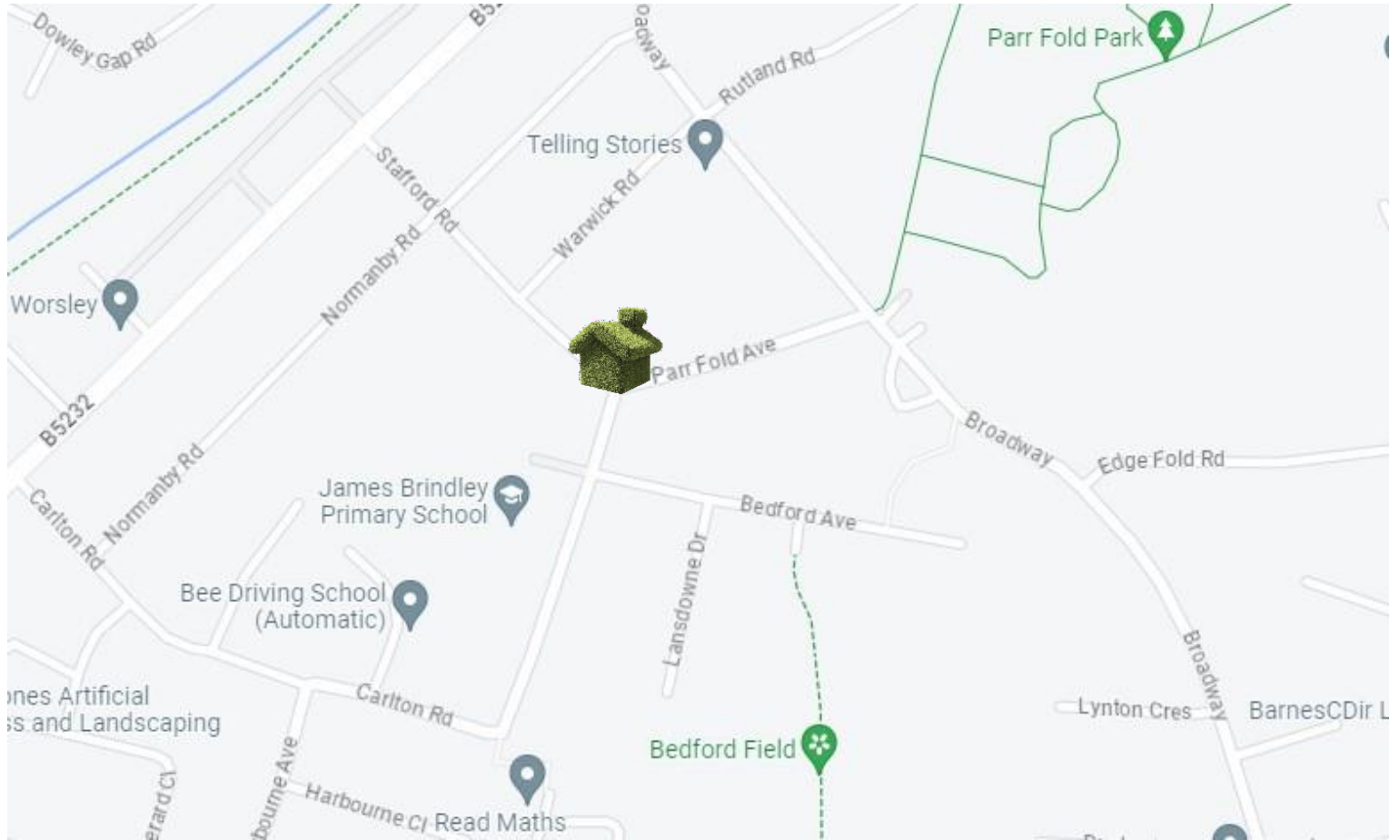
Ground Floor



First Floor



Total area: approx. 150.9 sq. metres (1624.6 sq. feet)



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.

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.

Stone Cross Estate Agents LTD

info@stonecrossea.co.uk