Normanby Road, Worsley, M28 7TS

Offers Over £325,000

Welcome to this enchanting 3-bedroom character property finished to a high standard, a residence that exudes charm and sophistication at every turn. The facade of the property is adorned with bay windows, providing a classic touch that enhances both the exterior aesthetics and interior space. Stained glass windows further contribute to the property's character, casting colorful patterns. Upon entering through the front door, you step into a welcoming hallway with Parquet flooring. The lounge is a cozy haven with a log burner stove, set within an elegant fireplace. Bay windows in this room not only bring in an abundance of natural light but also create a delightful reading nook or additional seating area. Adjacent to the lounge, the dining room is a graceful space for hosting intimate dinners or larger gatherings. The kitchen fits perfectly with its characterful charm. Tastefully designed, the bathroom combines classic elements with modern fixtures, creating a spa-like experience with the separate bath to shower. The three bedrooms are each uniquely appointed, with ample space. To the rear, this property benefits from a landscaped garden including artificial lawn, decking, patio area, fireplace seating which is perfect for entertaining with guests and a separate area which is a flagged yard to side. The property is complemented by a driveway and a garage, ensuring both convenience and secure parking, a valuable feature in character properties. The property is located close to local amenities, public transport links to Manchester City Centre- both V1 and Walkden Train station within walking distance, Short walk to the Worsley loop line and loop line to Monton, Catchment area for both James Brindley and Ellenbrook Primary Schools and a stones throw from Parr Fold Park.

- TWO RECEPTION ROOMS

- SOUGHT AFTER AREA

- LANDSCAPED REAR GARDEN

- CHARACTERFUL FAMILY HOME

- DETACHED GARAGE

- SPACIOUS MODERN BATHROOM

Hallway
14' 0'' x 6' 6'' (4.279m x 1.969m) Solid wood door to front elevation, stained glass double glazed side panel windows to front elevation, ceiling light point, wall mounted radiator, wooden parquet flooring, understairs storage cupboard.

Lounge
14' 0'' x 13' 0'' (4.256m x 3.971m) Solid oak door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation with wooden plantation shutter blinds, wooden parquet flooring, multifuel stove log burner with solid oak mantle and Yorkshire stone hearth.

Kitchen
11' 1'' x 9' 2'' (3.380m x 2.803m) UPVC double glazed door to side elevation, spotlights, wall mounted radiator, x2 UPVC double glazed window to side and rear elevation, laminate flooring, wall/base/drawer units, gas hob and electric oven, integrated washing machine, integrated fridge/freezer, integrated dishwasher, solid wood worktop, sink unit with drainer and mixer tap, half tiled.

Dining Room
14' 7'' x 11' 0'' (4.450m x 3.348m) UPVC double glazed French doors to rear elevation, ceiling light point, spotlights, wall mounted radiator, UPVC double glazed window to rear elevation, laminate flooring.

Stairs/Landing
Ceiling light point, UPVC double glazed to side elevation, carpet flooring, loft hatch (not boarded)

Bedroom One
14' 1'' x 11' 11'' (4.281m x 3.644m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front elevation, laminate flooring, built in wardrobes.

Bedroom Two
14' 9'' x 10' 8'' (4.496m x 3.263m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to rear elevation, carpeted flooring.

Bedroom Three

7' 5" x 7' 6" (2.249m x 2.297m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring.

Bathroom

8' 5" x 8' 4" (2.578m x 2.541m) Spotlights, heated towel rail, x2 UPVC double glazed window to side elevation, tiled flooring, basin with vanity unit underneath, W/C, bath, walk in shower, half tiled.

Garage

Power, Light, up and over door, side door, rear double doors.

Front Garden

Driveway, lawn, bedding surrounds, stoned.

Rear Garden

Decked patio area, artificial lawn, tiled patio area, bricked outdoor fireplace entertaining patio area, flagged yard to side of property.

Council Tax Band

C

Tenure

Leasehold

Other Information

• Is there are restrictions on covenants? No • Water? Mains • Flood risk? No • Broadband? Full Fibre BT Broadband • Coal mining issues? No • Are there any public rights of way? No • Is the property of standard construction? Yes

English | Cymraeg

Energy performance certificate (EPC)

| 61, Normanby Road
Worsley
MANCHESTER
M28 7TS | Energy rating
D | Valid until: | **27 January 2027** |
| | | Certificate
number: | **2388-1065-7229-0883-7930** |

| Property type	Semi-detached house
Total floor area	89 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).

Energy rating and score

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

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		
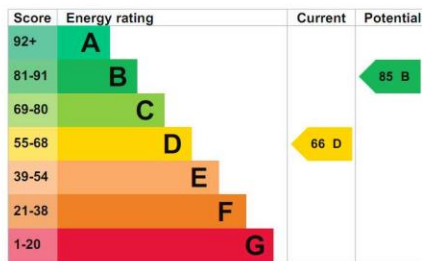
The graph shows this property's current and potential energy rating.

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

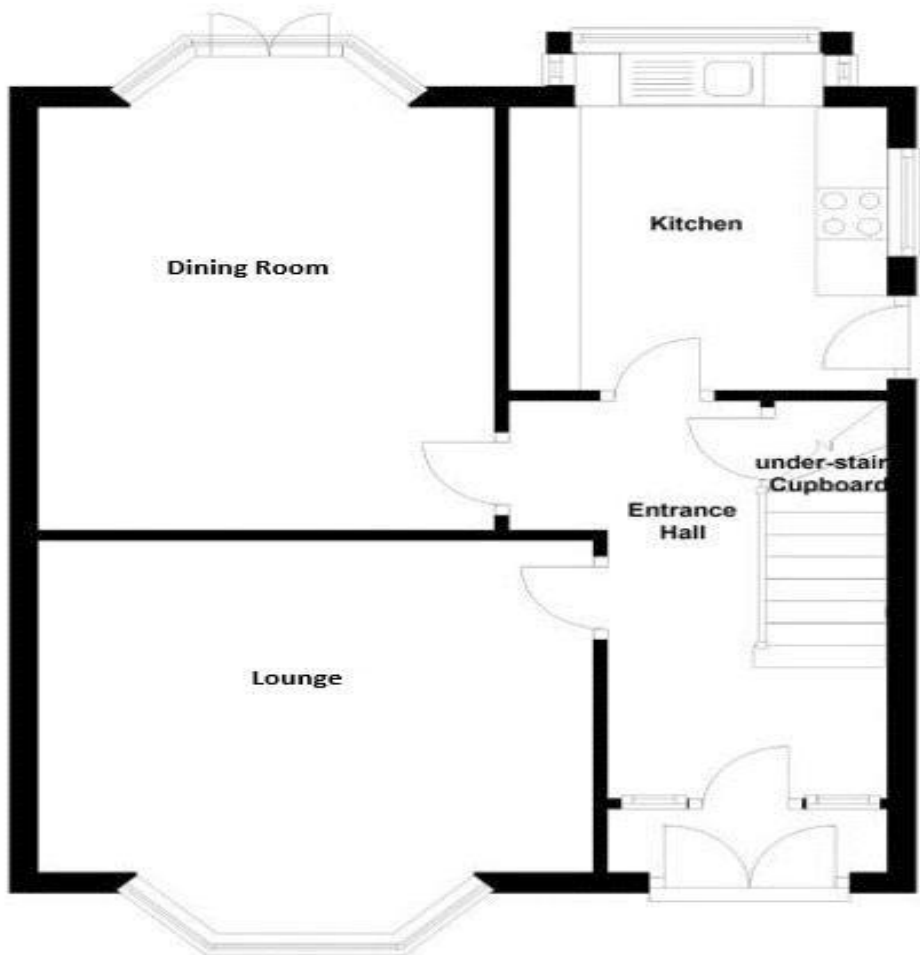## Breakdown of property's energy performance

Ground Floor

Dining Room

Kitchen

Lounge

Entrance Hall

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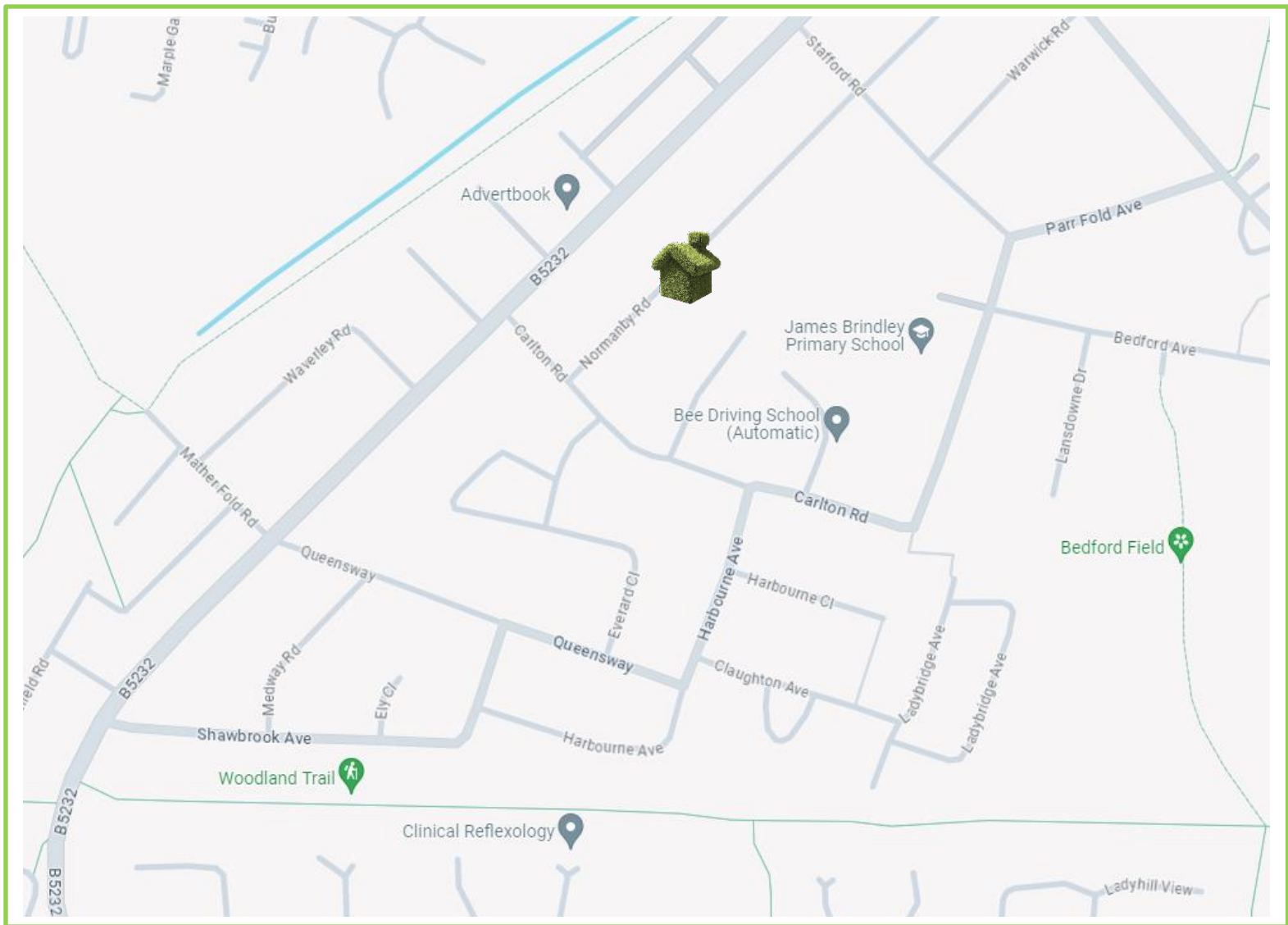
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

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

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