



Oliver Fold Close Worsley M28 1EL

Offers Over £325,000

This EXCEPTIONALLY WELL PRESENTED and SPACIOUS property, IDEAL FOR FAMILIES AND COUPLES boasts THREE DOUBLE BEDROOMS set over three floors with a SUPERB MASTER BEDROOM WITH EN-SUITE occupying the top floor. The property is ideally located for the A580 East Lancs Road and the M60 making ideal for commuting into Manchester as well as being within easy reach of schools, shops and amenities in Boothstown, Worsley and Astley. The property is double fronted with a spacious and welcoming central hallway leading to a BEAUTIFULLY PRESENTED LOUNGE with double doors to the CONSERVATORY on one side and a SPACIOUS KITCHEN with integrated appliances spanning the length of the property to the other. A guest wc is off the hall. The property also benefits from wc to the ground floor. A carpeted spiral staircase with STUNNING DOUBLE FLOOR FEATURE WINDOW leads to the first floor where there are two generous double bedrooms which are dual aspect with windows to the front and rear. Both benefit from fitted wardrobes, drawers and dressers shelving. There is also a well equipped family bathroom. To the second floor is the MASTER SUITE, a very good sized double room with high quality fitted wardrobes and generous en-suite. The en-suite has a separate bath and shower, along with a generous cupboard ideal for use as a utility. From the feature window there are lovely views over a neighbouring garden. To the rear of the property there is a low maintenance garden with porcelain tiled patio, astro turfed lawn and raised beds, ideal for family time or entertaining. There are two allocated parking spaces to the front of the property.

- THREE BEDROOMS
- EXCEPTIONALLY WELL PRESENTED
- IDEALLY LOCATED FOR COMMUTERS
- OVER THREE FLOORS
- ENSUITE TO MASTER
- CONSERVATORY

Hallway

13' 6" x 4' 3" (4.126m x 1.284m) UPVC double glazed front door with small rounded window, ceiling light point, wall mounted radiator, engineered wooden flooring.

Lounge

13' 9" x 10' 10" (4.195m x 3.301m) French doors to conservatory, ceiling light point with chrome dimmer switch, wall mounted radiator, UPVC double glazed window, vinyl flooring, gas fire with granite surround and wooden mantle piece.



Kitchen

14' 1" x 11' 2" (4.281m x 3.416m) Door to rear garden, spotlights, 2 x wall mounted radiator, UPVC double glazed window, vinyl flooring, wall base and drawer units, gas hob and bosch oven, grill and microwave, integrated washing machine and dishwasher, space for fridge freezer, work surfaces, 1 1/2 sink unit with hose tap and drainer.



Conservatory

13' 8" x 10' 5" (4.176m x 3.179m) Door to rear garden, UPVC double glazed window, vinyl flooring.

Stairs/Landing to 1st floor

Ceiling light point, feature window, carpeted flooring, spiral staircase.



Bedroom One

11' 4" x 18' 9" (3.459m x 3.843m x 5.709m) Ceiling light point x 2, dual aspect front and rear windows, carpeted flooring, fitted wardrobes.

Ensuite

Spotlights, heated towel rail, UPVC double glazed window to rear, vinyl flooring, WC, semi ped basin with mixer tap, seperate shower and bath, tiled walls, storage cupboard.

Bedroom Two

14' 8" x 11' 1" (4.468m x 3.386m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows dual aspect front and rear, carpeted flooring, fitted wardrobes and drawers.



Bedroom Three

14' 8" x 11' 1" (4.468m x 3.386m) Ceiling light point, wall mounted radiator, UPVC double glazed dual aspect windows to front and rear, vinyl flooring, fitted wardrobes/drawers.

Bathroom

7' 6" x 8' 1" (2.288m x 2.467m) Ceiling light point, heated towel rail, UPVC double glazed front, vinyl flooring, semi ped basin with mixer tap, WC, bath with shower over, tiled walls.

WC

5' 7" x 3' 2" (1.710m x 0.962m) Ceiling light point, wall mounted radiator, laminate flooring.

Outside

Front

Planted maintained beds, 2 allocated car parking spaces.

Rear

Porcelain tiled patio area, raised beds, astro turf, shed.

Tenure

Leasehold



Energy performance certificate (EPC)

5, Oliver Fold Close Worsley MANCHESTER M20 1EL	Energy rating D	Valid until: 19 February 2024 Certificate number: 9928-7036-7282-1394-9944
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Property type	Semi-detached house
Total floor area	77 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 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.

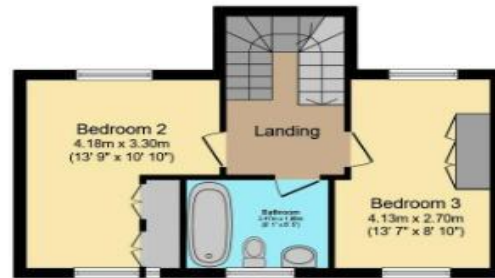
For properties in England and Wales:

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





Ground Floor

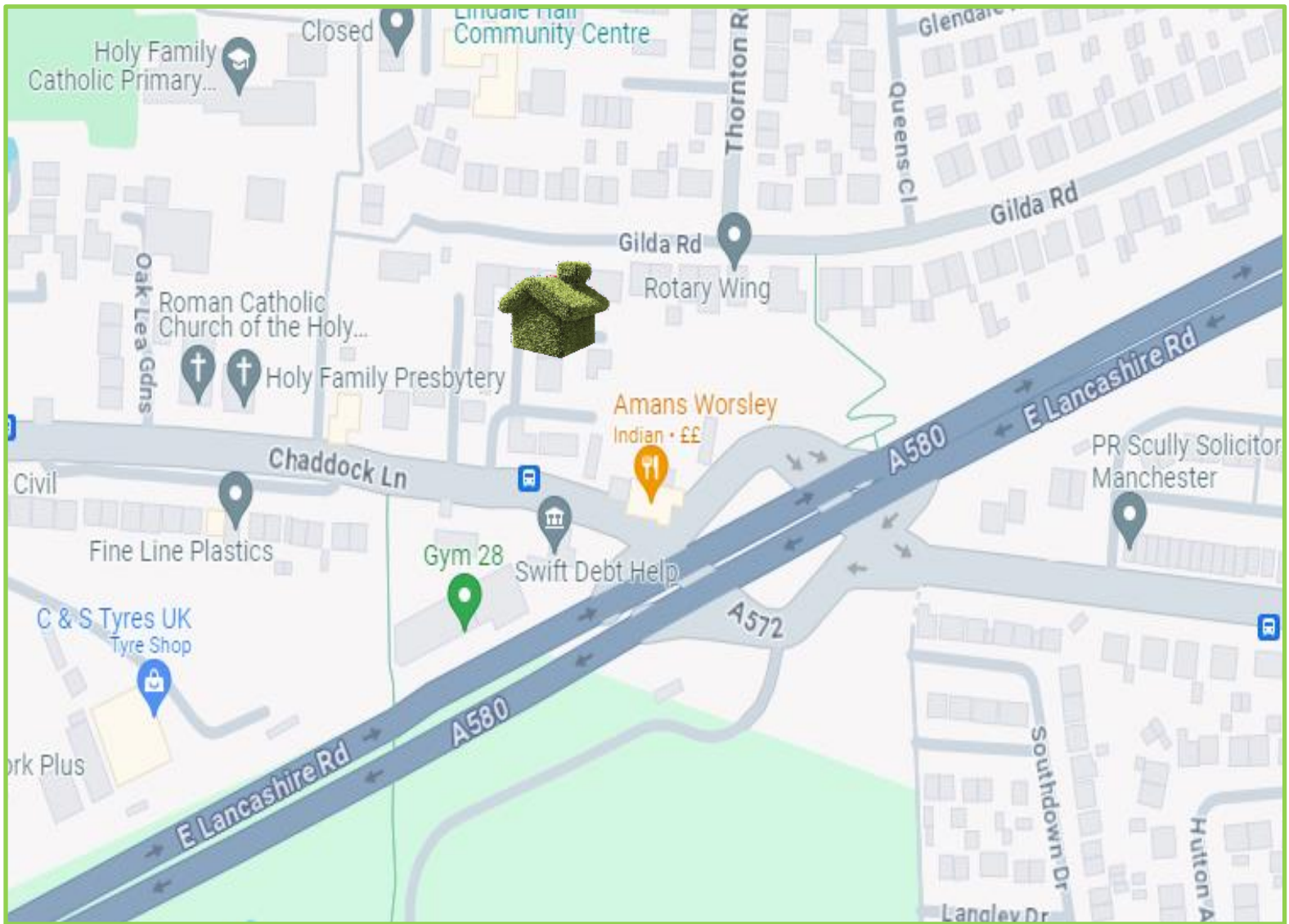


First Floor



Second Floor

Total floor area 118.3 sq.m. (1,273 sq.ft.) approx



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.

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