



Chaddock Lane, Worsley M28 1DP

Offers in the Region Of
£325,000

This five-bedroom semi-detached property is situated in the sought after area of Worsley, offering a blend of comfort and convenience. Perfectly suited for commuters, it boasts easy access to the East Lancashire Road (A580), a primary route leading to motorway networks, ensuring seamless travel opportunities. Additionally, its proximity to bus routes provides further transportation options for residents. Upon entering, you're greeted by an inviting entrance hallway, leading to a convenient WC, ideal for guests. The lounge has a gas fire with decorative surround. The well-appointed kitchen offers modern amenities and ample storage. Adjacent to the kitchen lies a versatile dining room/family room, perfect for hosting gatherings or enjoying family meals. A dedicated study provides a quiet retreat for work or leisure activities. Notably, the fifth bedroom is located downstairs, offering flexibility for guest accommodation or as a multipurpose room. Upstairs, you'll find four bedrooms and a family bathroom serves the upper level. Externally, the property features a lawn and driveway to the front, providing off-road parking for vehicles. The rear of the property boasts a patio area, ideal for outdoor entertaining, along with a lawn.

- FIVE BEDROOMS
- IDEAL LOCATION
- PERFECT FOR COMMUTERS
- EXCELLENT SCHOOLS NEARBY
- TWO RECEPTION ROOMS
- DRIVEWAY TO FRONT

Hallway

10' 2" x 7' 10" (3.103m x 2.382m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window to front, lino flooring.

Lounge

18' 2" x 10' 10" (5.538m x 3.312m) Wooden door, ceiling light point, UPVC double glazed bay window to front, carpeted flooring, gas fire.

Kitchen

7' 9" x 10' 3" (2.364m x 3.134m) UPVC double glazed door to rear, ceiling light point, wall mounted radiator, UPVC double glazed window to rear, lino flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Study/Family Room/Dining Room

8' 6" x 6' 3" (2.585m (4.007m) x 1.903m (2.364m) UPVC double glazed french doors to rear, ceiling light point x 2, wall mounted radiator, UPVC double glazed window to rear.

Bedroom Five Downstairs

11' 8" x 6' 4" (3.563m x 1.931m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

WC

Ceiling light point, lino flooring, basin, WC.

Stairs/Landing

Ceiling light point, carpeted flooring, loft hatch.

Bedroom One

12' 9" x 11' 1" (3.879m x 3.373m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

Bedroom Two

9' 7" x 10' 9" (2.932m x 3.265m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

16' 10" x 6' 3" (5.140m x 1.912m) Ceiling light point, wall mounted radiator, UPVC double glazed windows to front and rear, carpeted flooring.



Bedroom Four

9' 11" x 7' 9" (3.021m x 2.364m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bathroom

6' 11" x 7' 5" (2.098m x 2.262m) Spotlights, heated towel rail, UPVC double glazed window to front, lino flooring, basin, WC, bath with shower over with waterfall shower head, tiled walls.

Outside

Front

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn, bedding surrounds, shed.

Tenure

Freehold

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

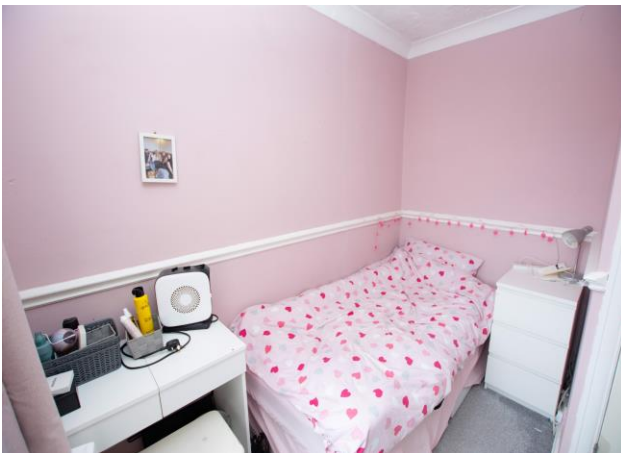
Is the property of standard construction? Brick and Slate Roof

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)		
254, Chaddock Lane Worsley MANCHESTER M28 1DP	Energy rating D	Valid until: 27 February 2027 Certificate number: 2588-4079-6272-8633-0990
Property type	Semi-detached house	
Total floor area	101 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.

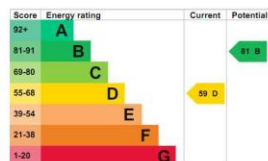
See how to [improve this property's energy efficiency](#).

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.

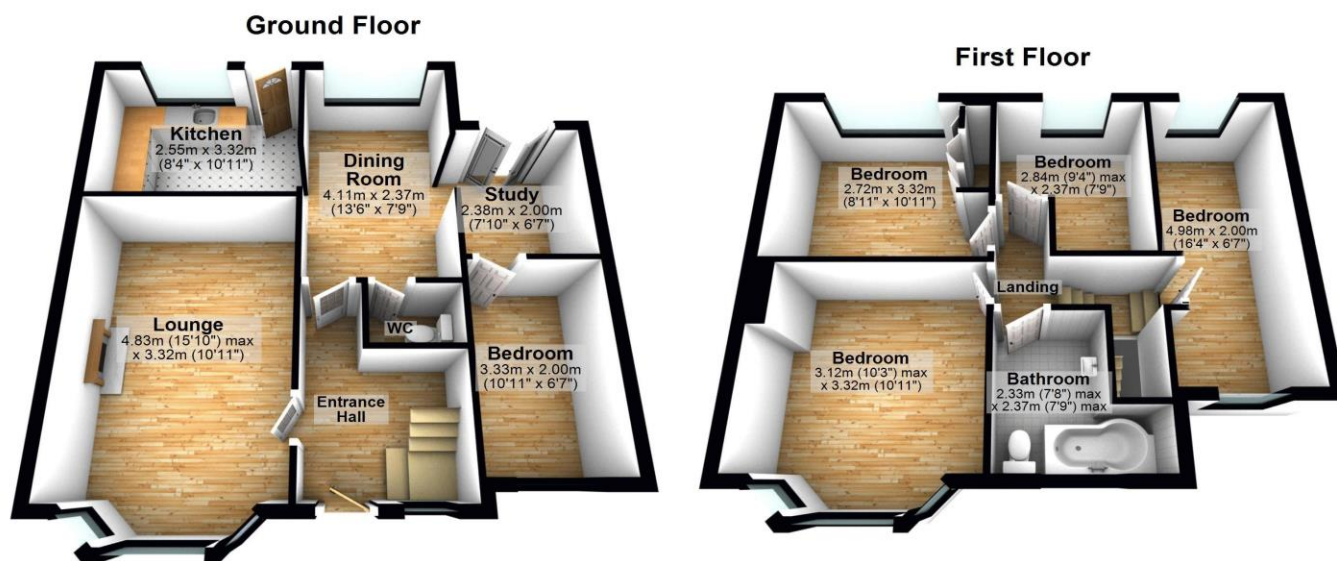
For properties in England and Wales:

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

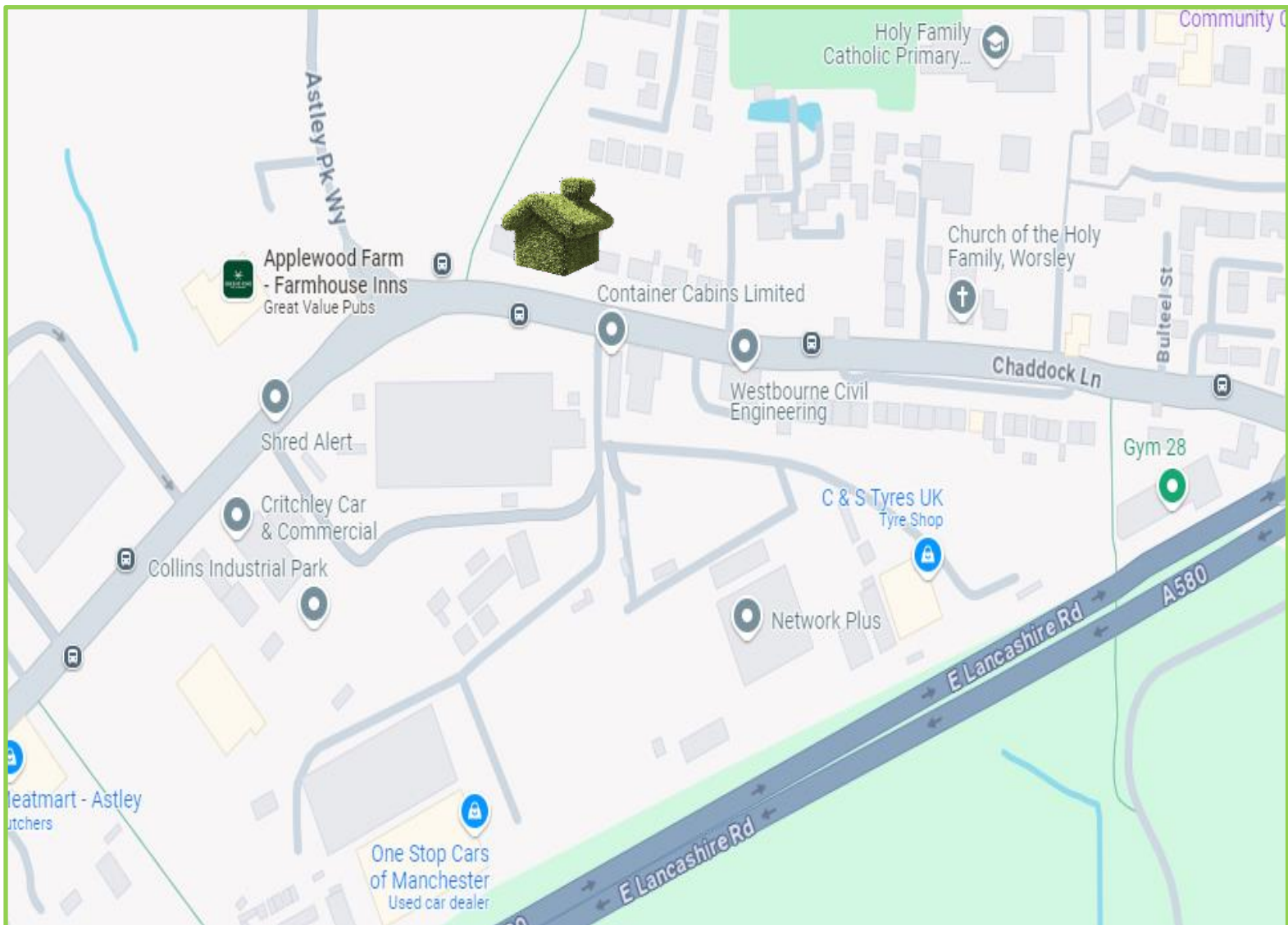


<https://find-energy-certificate.service.gov.uk/energy-certificate/2588-4079-6272-8633-0990?print=true>

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Total area: approx. 101.7 sq. metres (1094.2 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

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