



## Lowe Grove, Worsley M28 1GN

Offers Over £620,000

*Occupying an ENVIABLE CORNER PLOT at the HEAD OF A CUL-DE-SAC, the property benefits from a lovely outlook with a nice amount of privacy, close to the green surrounds of Bridgewater Canal. The property boasts a double width driveway to the front, side access to the rear, and wrap around garden. Enter into a spacious hallway with characterful panelled walls. Off the hallway there is a generous playroom /office/ reception room and a generous lounge with custom built shelving/ media wall and beautiful feature fireplace. The spacious kitchen to the rear of the property boasts ample room for dining and provides a great space for family time or entertaining, with two sets of French doors leading out to a beautiful landscaped garden which has an immaculately finished detached garden room with power, WIFI, lighting and insulation, ideal for use as a home office, relaxation room or gym. A utility room and WC to the far end of the kitchen add extra convenience. To the first floor there are three very generous double bedrooms with En-suite to the master, a single bedroom and a well finished family bathroom. A staircase leads to the second floor, where a landing gives way to two further rooms built into the eaves. This are built to meet current guidance and regulations, with further potential to knock through and add dormer windows. The property is in great proximity to the highly desirable St Andrews primary school, shops and cafes at Boothstown and the M60/ motorway network.*

- ENVIABLE CORNER PLOT
- SIX BEDROOMS
- EXCELLENT LOCATION
- PERFECT FOR SCHOOLS
- TRANSPORT LINKS
- BEAUTIFUL SUMMER HOUSE

### **Hallway**

5' 10" x 17' 9" (1.773m x 5.405m) UPVC double glazed door to front, spotlights, wall mounted radiators, LVT flooring.

### **Lounge**

22' 5" x 11' 6" (6.845m x 3.495m) Wooden door, ceiling light point x 2, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring, electric fire.

### **Kitchen/Diner**

11' 9" x 22' 3" (3.570m x 6.786m) UPVC double glazed french doors to rear x 2, spotlights, wall mounted radiator, LVT flooring, wall base and drawer units, AEG induction hob, AEG double electric oven, integrated fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, AEG dishwasher.

### **Utility Room**

5' 10" x 4' 2" (1.770m x 1.280m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, LVT flooring, work surfaces.

### **Garage Conversion (playroom/office)**

19' 5" x 7' 9" (5.920m x 2.369m) Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, air conditioning.

### **WC**

Spotlights, wall mounted radiator, UPVC double glazed window to side, LVT flooring, basin, WC.

### **Stairs/Landing**

Spotlights, wall mounted radiator, carpeted flooring.

### **Bedroom One**

17' 6" x 11' 7" (5.343m x 3.533m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

### **Bedroom Two**

14' 2" x 11' 7" (4.327m x 3.526m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.





### **Bedroom Three**

15' 0" x 9' 11" (4.566m x 3.022m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, storage cupboard.

### **Bedroom Four**

8' 7" x 8' 4" (2.609m x 2.541m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

### **Bathroom**

8' 6" x 6' 5" (2.591m x 1.960m) Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, shelving, basin, WC, bath with shower over.

### **Ensuite**

Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, Wc, Basin, Shower with waterfall shower.

### **Loft Conversion Landing**

Spotlights, wall mounted radiator, 2 x velux windows, carpeted flooring.

### **Bedroom Five Loft conversion**

6' 9" x 17' 10" (2.060m x 5.423m) Velux windows x 2, spotlights, carpeted flooring, wall mounted radiator.

### **Bedroom Six Loft conversion**

6' 9" x 17' 10" (2.060m x 5.423m) Velux windows x 2, spotlights, carpeted flooring, wall mounted radiator.

### **Outside**

#### **Front**

Driveway, lawn, hedge with bedding surround.

#### **Rear**

Patio area, artificial grass, composite decking.

### **Outside Summer house/Office Space**

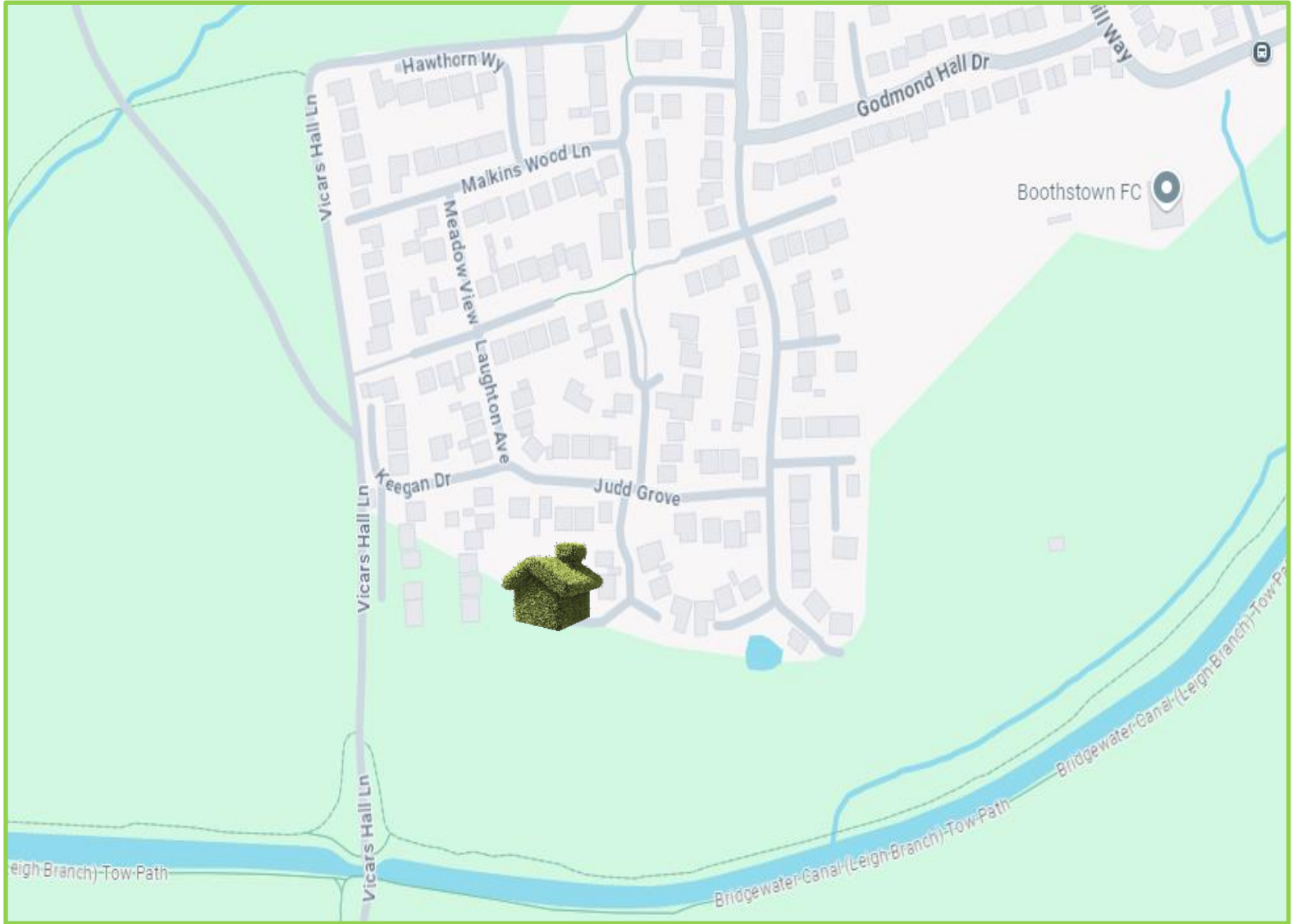
7' 2" x 19' 2" (2.184m x 5.841m) Spotlights, air conditioning, laminate flooring, UPVC double glazed french doors, 2 x UPVC double glazed windows.











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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