



Holyoake Road Worsley M28 3DL

Offers Over £225,000

This two-bedroom semi detached property offers a cozy and convenient living space, ideal for families or couples. Situated at the bottom of a quiet cul-de-sac in central Walkden, its location ensures easy reach of essential amenities. Upon entering, you are greeted by a welcoming hallway that leads you into the heart of the home. The lounge provides a comfortable space to relax and unwind, while the adjacent dining room offers the perfect setting for enjoying meals with family and friends. The well-appointed kitchen is thoughtfully designed with modern appliances and ample storage. Upstairs, you'll find two bedrooms, The family bathroom completes the first floor. One of the standout features of this property is its proximity to local amenities. Within walking distance, you'll find Walkden Town Centre, where you can explore supermarkets, shops, and restaurants, catering to all your daily needs. Additionally, the property is conveniently located near local bus routes and transport links, making it easy to navigate the area and beyond. For families, the property's location near Walkden train station and local schools is a significant advantage, ensuring a seamless daily routine.

- TWO BEDROOMS
- LOUNGE THROUGH DINING ROOM
- CUL-DE-SAC POSITION
- POPULAR CENTRAL LOCATION
- CLOSE TO TOWN CENTRE
- WALKING DISTANCE TO SHOPS

Hallway

11' 1" x 2' 11" (3.373m x 0.877m) Wooden side door, ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring.

Lounge

10' 2" x 15' 0" (3.090m x 4.582m) Door, ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

Kitchen

8' 5" x 9' 1" (2.553m x 2.771m) 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, integrated fridge freezer, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

Dining Room

7' 9" x 8' 9" (2.372m x 2.669m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Stairs/Landing

Ceiling light point, carpeted, loft hatch with boarded loft.

Bedroom One

9' 0" x 15' 3" (2.753m x 4.640m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, laminate flooring, storage cupboard x 2.

Bedroom Two

9' 10" x 9' 9" (2.998m x 2.967m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, laminate flooring.

Bathroom

4' 5" x 8' 1" (1.358m x 2.458m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, basin, WC, bath with shower over.



Outside

Front

Stoned, driveway.

Rear

Patio area, lawn, bedding surrounds, decking.

Tenure

Leasehold

Council Tax Band

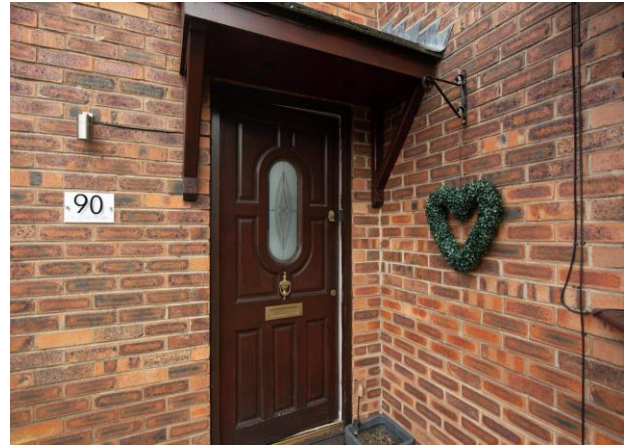
B

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? None Known Is the property of standard
construction? Yes Are there any public rights of way? No
Safety Issues? N/A*







Energy performance certificate (EPC)

90 Holyoake Road Worsley MANCHESTER M28 3DL	Energy rating	Valid until: 25 April 2034
	C	Certificate number: 3700-2464-0222-3328-3443

Property type	Semi-detached house
Total floor area	64 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 C. It has the potential to be B.

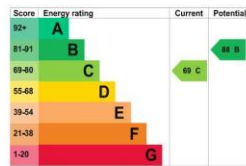
[See how to improve this property's energy efficiency.](#)

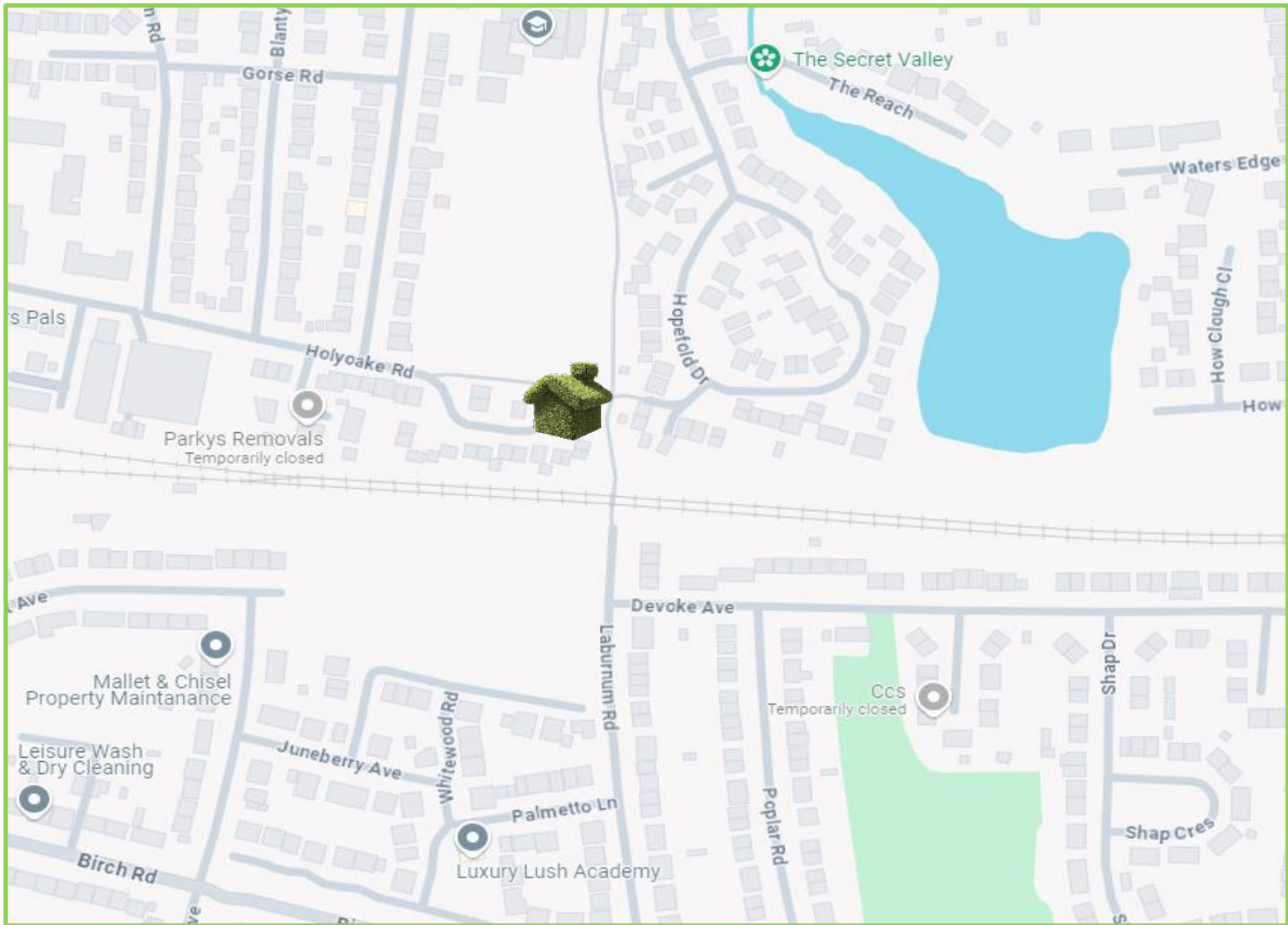
The graph shows this property's current and potential energy rating.

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





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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