



Goodshaw Road, Worsley M28 7GJ

Offers Over £475,000

Situated in the highly desirable Ellenbrook area of Worsley, this GREAT FAMILY HOME occupies a SUBSTANTIAL CORNER PLOT, has a DOUBLE GARAGE and is within easy reach of ELLENBROOK PRIMARY SCHOOL. Enter into a spacious and welcoming entrance hall. The property is double fronted. To one side of the hallway is a well-appointed kitchen with adjacent UTILITY ROOM. With room for a dining table, this is a great space for the family to congregate. To the other side of the hall is a spacious and well presented lounge. This leads through to the conservatory, an ideal space for use as a play room or office space. A convenient wc is situated off the hallway. To the first floor, the fourth bedroom has been adapted into a wonderful DRESSING ROOM with freestanding wardrobes off the master bedroom, which has further storage provided by fitted wardrobes. There is also an en-suite shower room. The second and third bedrooms are a great size and there is a family bathroom. To the rear there is a good sized, nicely landscaped garden with patio and astro turf.

- GREAT FAMILY HOME
- SUBSTANTIAL CORNER PLOT
- DOUBLE GARAGE
- UTILITY ROOM
- FOUR BEDROOMS
- EXCELLENT AREA

Vestibule

UPVC sliding doors, tiled flooring.

Hallway

17' 2" x 6' 6" (5.222m x 1.976m) Wooden door to front, spotlights, wall mounted radiator, tiled flooring.

Lounge

17' 6" x 11' 4" (5.333m x 3.443m) UPVC double glazed sliding door,, spotlights, wall mounted radiator x 2, carpeted flooring, gas feature fireplace.

Kitchen/Diner

20' 7" x 9' 9" (6.275m x 2.964m) Wooden door to utility, spotlights, wall mounted radiator x 2, UPVC double glazed window to front and rear, tiled flooring, wall base and drawer units, 6 ring gas smeg hob and smeg electric oven, space for fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled.

Extension/Play room

10' 10" x 9' 4" (3.292m x 2.838m) UPVC double glazed french door to side, spotlights, wall mounted radiator, UPVC windows, carpeted flooring.

Utility Room

5' 0" x 6' 1" (1.536m x 1.855m) Ceiling light point, wall mounted radiator, UPVC double glazed door to rear, tiled flooring.

Stairs/Landing

Spotlights, wall mounted radiator, carpeted flooring, loft hatch (loft is half boarded with ladders)

Bedroom One

13' 1" x 11' 7" (3.987m x 3.520m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring 2 x single fitted wardrobes.

Ensuite

Spotlights, heated towel rail, UPVC double glazed window to rear, tiled flooring, WC, basin, shower and tiled walls.



Bedroom Two

8' 8" x 12' 10" (2.640m x 3.911m) Spotlights, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, storage cupboard.

Bedroom Three

9' 4" x 9' 9" (2.844m x 2.979m) Spotlights, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Four/Bedroom One Dressing Room

7' 0" x 7' 10" (2.122m x 2.378m) Spotlights, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, freestanding wardrobes.

Bathroom

6' 6" x 7' 7" (1.972m x 2.305m) Spotlights, heated towel rail, UPVC double glazed window to front, tiled flooring, basin, Wc, bath with shower over, tiled walls.

Outside**Front**

Driveway, stoned and bedding.

Rear Garden

Patio area, artificial grass, raised bedding, barked play area.

Tenure

Freehold

Council Tax Band

E

Other Information

Water supply mains or private? Mains

Parking arrangements? own driveway

Flooding risk? no

Coal mining issues in the area? no

Type of broadband i.e. wire, cable, FTTC, FTTP? Cable

Is there any restrictions on the covenant? no

Is the property of standard construction? yes

Are there any public rights of way? no

Safety issues? no







Energy performance certificate (EPC)		
2 Goodshaw Road Worsley MANCHESTER M20 7GJ	Energy rating	Valid until: 8 February 2034
	C	Certificate number: 0719-3034-8202-3754-7204

Property type	Detached house
Total floor area	109 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

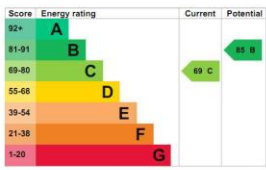
This property's energy rating is C. It has the potential to be B.

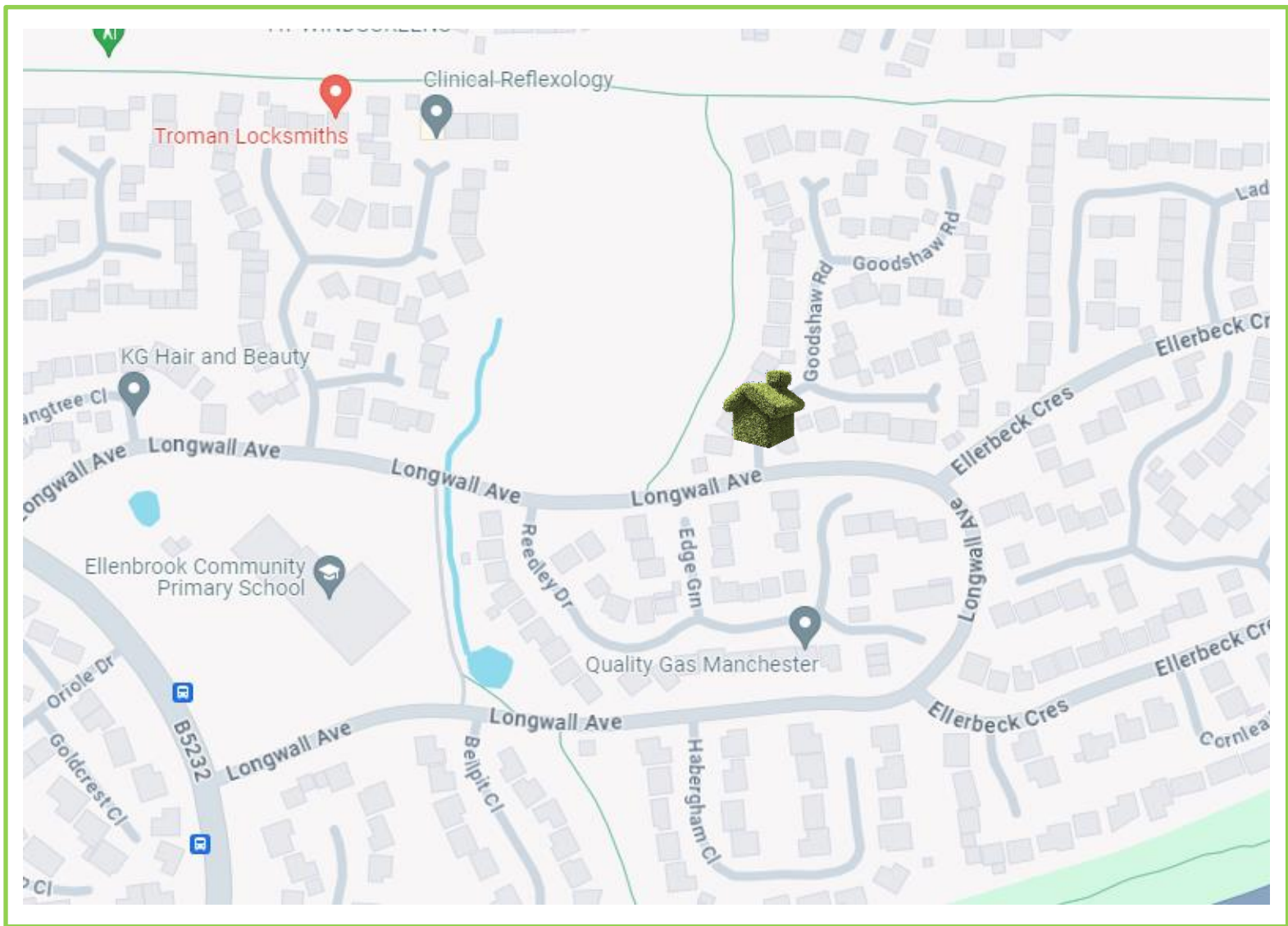
[See how to improve this property's energy efficiency.](#)

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.

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