



Gilda Road, Worsley M28 1BP

£270,000

This modern semi-detached property is ideally situated just moments from the newly developed Parr Bridge Retail Park, offering convenient access to a supermarket, Starbucks, nursery, and a medical centre. Perfect for families, the home is within easy reach of well-regarded primary schools and benefits from excellent transport links, including the guided busway, the A580 East Lancashire Road, and the M60 Ring Road, ensuring seamless connectivity to Manchester and beyond. Internally, the property offers a welcoming hallway leading to a comfortable lounge/dining area, ideal for relaxation. The kitchen area is spacious and functional, perfect for both everyday meals and entertaining. A convenient WC completes the ground floor layout. Upstairs, the property comprises three bedrooms and a bathroom, catering to the needs of a growing family. Externally, the front of the home features a driveway and garden, providing off-road parking and curb appeal. To the rear, the property boasts a garage, patio area, lawn, and bedding surrounds, creating a versatile outdoor space. With modern amenities on the doorstep, excellent schools, and superb transport links, this property is ideal for families and commuters alike, offering both convenience and comfort in a fantastic location.

- CLOSE TO EXCELLENT AMENITIES
- LOUNGE/DINING
- CLOSE TO WELL REGARDED SCHOOLS
- FAMILY BATHROOM/WC
- MODERN THROUGHOUT
- EXCELLENT TRANSPORT LINKS

Hallway

7' 2" x 10' 0" (2.182m x 3.040m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, laminate flooring.

Lounge/Diner

15' 7" x 20' 2" (4.754m x 6.147m) Ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed windows x 2, laminate flooring, multifuel log burner.

Kitchen

10' 6" x 16' 10" (3.197m x 5.135m) UPVC double glazed french doors to rear, spotlights, 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, dishwasher and freezer, integrated under counter fridge, work surfaces, sink unit with drainer and mixer tap, half tiled walls.

WC

ceiling light point, Lino flooring, UPVC double glazed window to side, basin, WC.

Stairs/Landing

ceiling light point, carpeted flooring, UPVC double glazed window to side, loft hatch (Loft is boarded, pull down ladders, light and boiler)

Bedroom One

12' 10" x 9' 8" (3.900m x 2.957m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed window to front, fitted wardrobes.

Bedroom Two

11' 2" x 10' 4" (3.406m x 3.139m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed window to rear.

Bedroom Three

11' 8" x 9' 4" (3.568m x 2.854m) Ceiling light point, wall mounted radiator, carpeted flooring, UPVC double glazed window to front, fitted wardrobes.



Bathroom

6' 2" x 9' 3" (1.891m x 2.824m) Spotlights, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, Wc, bath with shower over with waterfall shower, part tiled.

Outside

Front

Driveway and lawn.

Rear

Patio area, lawn.

Garage

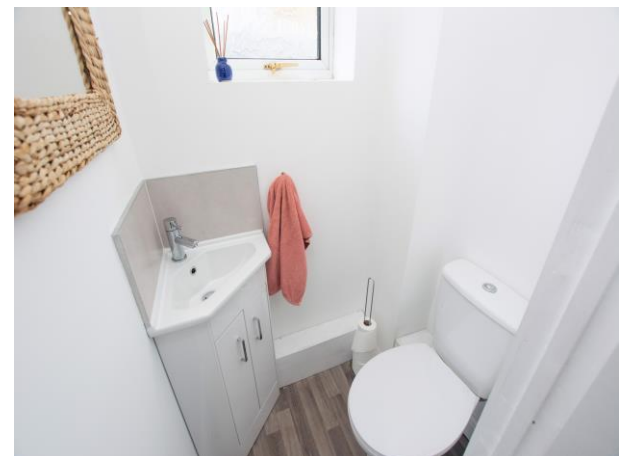
Power, lighting, up and over, detached.

Tenure

Council Tax Band


Other Information

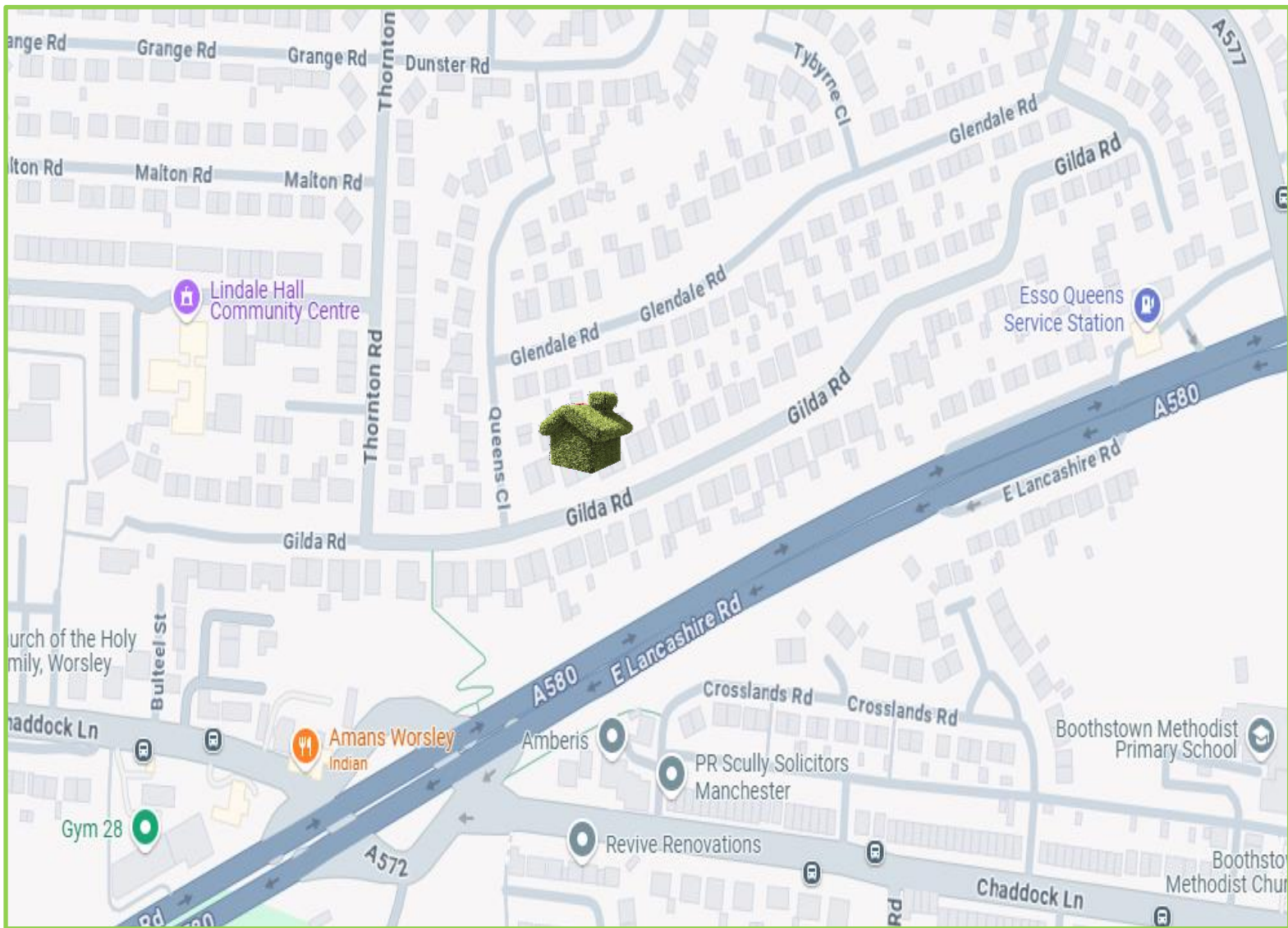
Water mains or private? Parking arrangements? Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?







Energy performance certificate (EPC)																																		
54 GILDAROAD WIGAN, MANCHESTER M28 1BP	Energy rating D	Valid until: 21 September 2030																																
		Certificate number: 2328-3000-2201-5660-0200																																
Property type		Semi-detached bungalow																																
Total floor area		90 square metres																																
Rules on letting this property <p>Properties can be let if they have an energy rating from A to E.</p> <p>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).</p>																																		
Energy rating and score <p>This property's energy rating is D. It has the potential to be B.</p> <p>See how to improve this property's energy efficiency.</p> <p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>  <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>86 B</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>60 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B		86 B	69-80	C			55-68	D	60 D		39-54	E			21-38	F			1-20	G		
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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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