



Glendale Road, Worsley M28 1AZ

£270,000

This spacious and well-presented semi-detached property is perfect for families, offering a prime location with excellent access to local schools and stunning canal-side walks by Boothstown Marina along the Bridgewater Canal. With the guided busway within walking distance, commuting to Manchester City Centre is effortless. Additionally, the East Lancashire Road is just a short drive away, providing superb transport links to the motorway network and surrounding areas.

Internally, the home offers versatile living space, beginning with a welcoming hallway leading into an L-shaped lounge, providing ample space for both relaxation and entertaining. The kitchen/dining area is well-equipped and ideal for family meals, while a convenient downstairs shower room adds practicality.

Upstairs, the property features three well-proportioned bedrooms and an additional modern shower room. Externally, the front of the property boasts a lawned garden and a driveway, ensuring off-road parking. To the rear, there is a garage, a well-maintained lawn, and a patio area, creating a fantastic outdoor space for entertaining or relaxing. This extended semi-detached home is a fantastic opportunity for families or professionals seeking a move-in-ready property with no onward chain, offering location, spacious interiors, and excellent transport links.

- NO ONWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- EXTENDED TO REAR
- GARAGE & DRIVEWAY
- CLOSE TO LOCAL SCHOOLS
- CLOSE TO EAST LANCASHIRE ROAD

Hallway

9' 11" x 9' 10" (3.030m x 3.002m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

20' 11" x 20' 3" (6.375m x 6.180m) Ceiling light point x 3, wall lights x 3, wall mounted radiator x 2, UPVC double glazed bay windows to front x 2, carpeted, electric fire.

Kitchen/Diner

13' 11" x 20' 4" (4.252m x 6.190m) UPVC double glazed patio doors to rear, ceiling light point x 3, wall mounted radiator, UPVC double glazed window to rear, carpeted/lino flooring, wall base and drawer, gas hob, electric oven, space for washing machine, integrated fridge freezer, 1 1/2 sink unit with drainer and mixer tap, part tiled, space for dishwasher.

Downstairs Shower Room

6' 5" x 9' 4" (1.956m x 2.843m) Spotlights, heated towel rail, UPVC double glazed window to side, lino flooring, basin, WC, corner shower.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

13' 0" x 10' 6" (3.972m x 3.190m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bedroom Two

11' 0" x 10' 6" (3.357m x 3.204m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

11' 10" x 9' 7" (3.613m x 2.909m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.



Bathroom

6' 3" x 9' 5" (1.903m x 2.876m) Spotlights, heated towel rail, UPVC double glazed window to rear, lino flooring, basin, Wc, walk in shower, part tiled walls.

Outside**Front**

Driveway, lawn, bedding surrounds.

Rear

Patio area, lawn.

Garage

Power, lighting, up and over, detached.

Tenure

Leasehold

Council Tax Band

C

Other Information

Is the water supply mains or private? MAINS

Parking arrangements? OWN DRIVEWAY & GARAGE

Is there a flooding risk? NO

Have you had any coal mining issues at your property or on the street? None known

Type of broadband? Not known

Is there any restrictions on the covenant? Not known

Is the property of standard construction? STANDARD

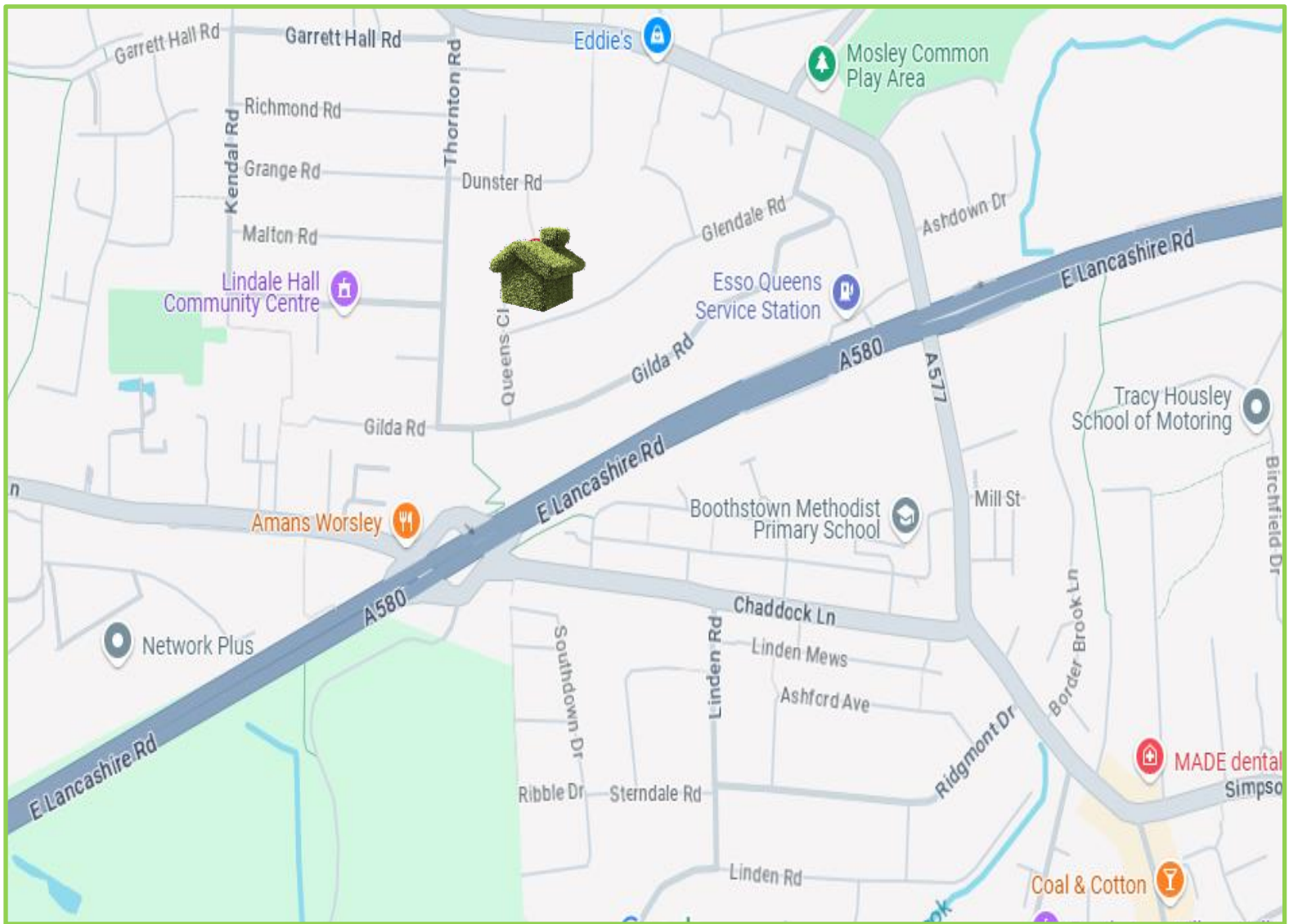
Are there any public rights of way? NO

Safety issues? NONE









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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