



Vicars Hall Gardens, Worsley M28 1HW

£375,000

This 3-bedroom detached property is offered with no onward chain and is located in a sought-after area, making it ideal for families. With excellent schools just a short distance away, this home is perfect for those with children. The property also benefits from being close to local bus routes, restaurants, and other amenities, providing great convenience. Commuters will appreciate the short drive to the East Lancashire Road (A580), offering easy access to major motorway networks, making travel to surrounding areas a breeze. Inside, the home features a welcoming hallway, leading to an open-plan lounge and dining room, creating a spacious and versatile living area for both relaxing and entertaining. Also there is a WC. There are three bedrooms, offering plenty of space for a growing family. The family bathroom is well-maintained and offers a functional layout. Outside, the property benefits from a spacious driveway that provides ample parking, along with a garage for additional storage or secure parking. This home is perfect for those seeking a comfortable, family-friendly property with all the amenities and transport links needed for modern living

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- SPACIOUS DETACHED
- OPEN PLAN LOUNGE & DINING ROOM
- EXCELLENT TRANSPORT LINKS
- FREEHOLD

Hallway

16' 4" x 7' 10" (4.969m x 2.393m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.

Lounge/Diner

24' 2" x 10' 11" (7.360m x 3.333m) UPVC double glazed patio doors to rear, ceiling light point x 2, wall mounted radiator x 2, UPVC double glazed bow window to front, carpeted flooring, gas fire.



Kitchen

7' 10" x 16' 10" (2.381m x 5.139m) UPVC double glazed door to side, spotlights, wall mounted radiator, UPVC double glazed windows to rear x 2, laminate flooring, wall base and drawer units, gas hob and electric oven, integrated washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.



WC

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

Stairs/Landing

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



Bedroom One

11' 11" x 10' 0" (3.628m x 3.047m) Ceiling light point, wall mounted radiator, UPVC double glazed bow window to front, carpeted flooring, fitted wardrobes.

Bedroom Two

12' 0" x 12' 0" (3.657m x 3.651m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring, fitted wardrobes.



Bedroom Three

8' 11" x 8' 10" (2.729m x 2.696m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Bathroom

9' 1" x 6' 9" (2.757m x 2.060m) Strip light, wall mounted radiator, UPVC double glazed window to rear, lino flooring, basin, WC, bath with shower over, storage cupboard.

Outside

Front

Driveway, lawn.

Rear

Patio Area, lawn, bedding surrounds.

Tenure

Freehold

Council Tax Band

D

Other Information

Is the water supply mains or private? Mains

Parking arrangements? Single garage and driveway

Is there a flooding risk? No

Any coal mining issues?? No

Type of broadband? None previously fiber

Is there any restrictions on the covenant? None Known

Is the property of standard construction? Yes

Are there any public rights of way? None Known

Safety issues? None







Energy performance certificate (EPC)

128 Vicars Hall Gardens Worsley MANCHESTER M28 1HW	Energy rating	Valid until:	2 March 2035
	C	Certificate number:	0778-3047-9207-4535-4200

Property type	Detached house
Total floor area	92 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.](#)



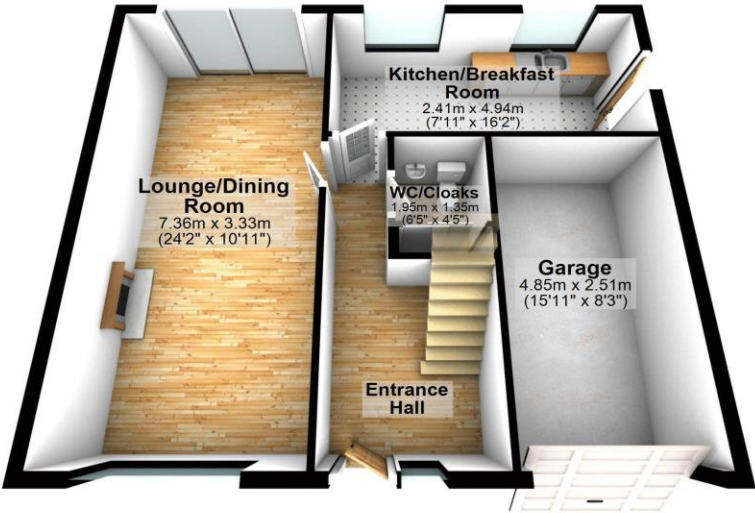
The graph shows this property's current and potential energy rating.

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

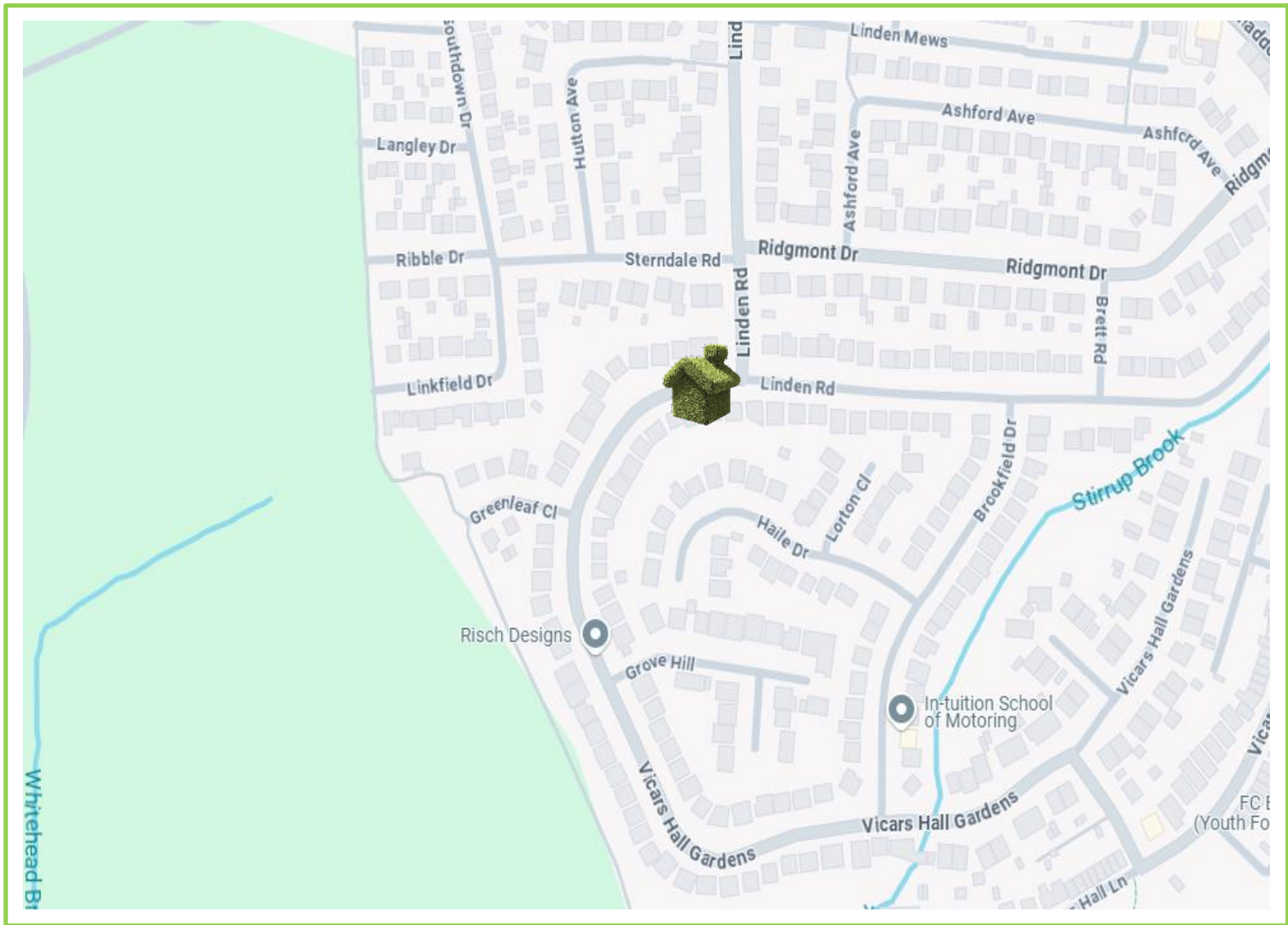
Ground Floor



First Floor



Total area: approx. 104.3 sq. metres (1123.1 sq. feet)



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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