



Daisy Field, Worsley M28 1PY

£299,950

Nestled just off Garrett Hall Road in Worsley, this beautifully presented three-bedroom semi-detached home is perfectly located within walking distance of local shops and restaurants, with excellent, highly regarded primary schools close by. For commuters, the East Lancashire Road (A580) is only a short drive away, offering convenient access to major motorway networks. The property comprises an inviting hallway, a spacious lounge, a modern kitchen/diner, and a ground-floor WC. Upstairs, there are three bedrooms, including a master with en-suite, along with a contemporary family bathroom. Externally, the home boasts a double driveway, while the rear garden features a patio, lawn, and decking area—ideal for outdoor entertaining. For added peace of mind, the property also comes with CCTV installed to both the front and rear, which the vendor is leaving.

- FREEHOLD
- CLOSE TO TRANSPORT LINKS
- MOVE IN CONDITION
- ENSUITE TO MASTER
- EXCELLENT SCHOOLS NEARBY
- HIGHLY REGARDED AREA

Hallway

5' 11" x 3' 11" (1.791m x 1.184m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, lino flooring.

Lounge

16' 6" x 10' 10" (5.027m x 3.306m) Ceiling light point, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

Kitchen/Diner

10' 5" x 14' 3" (3.187m x 4.342m) UPVC double glazed french doors to rear, spotlights, wall mounted radiator, UPVC double glazed window to rear, tiled flooring, wall base and drawer soft close units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window to side, tiled flooring, basin, WC.

Stairs/Landing

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

Bedroom One

10' 4" x 10' 10" (3.145m x 3.314m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, wall panelling featured wall.

Ensuite

Spotlights, heated towel rail, UPVC double glazed window to front, WC, basin, shower, part tiled walls.

Bedroom Two

10' 1" x 7' 0" (3.074m x 2.133m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

6' 11" x 7' 0" (2.110m x 2.133m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.



Bathroom

6' 3" x 7' 8" (1.915m x 2.348m) Spotlights, heated towel rail, extractor fan, tiled flooring, basin, WC, bath with shower over, tiled walls.

Outside**Front**

Driveway, lawn, bedding surrounds, corner plot.

Rear

Patio area, lawn, decking with shed.

Tenure

Freehold

Council Tax Band

C

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? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)		
1 Daisyfield, Worsley MANCHESTER M28 1PY	Energy rating B	Valid until: 5 April 2032
		Certificate number: 5101-5666-0932-2809-4423
Property type	Semi-detached house	
Total floor area	74 square metres	

Rules on letting this property

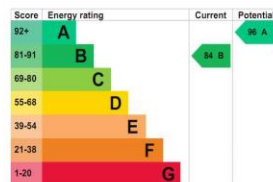
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

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

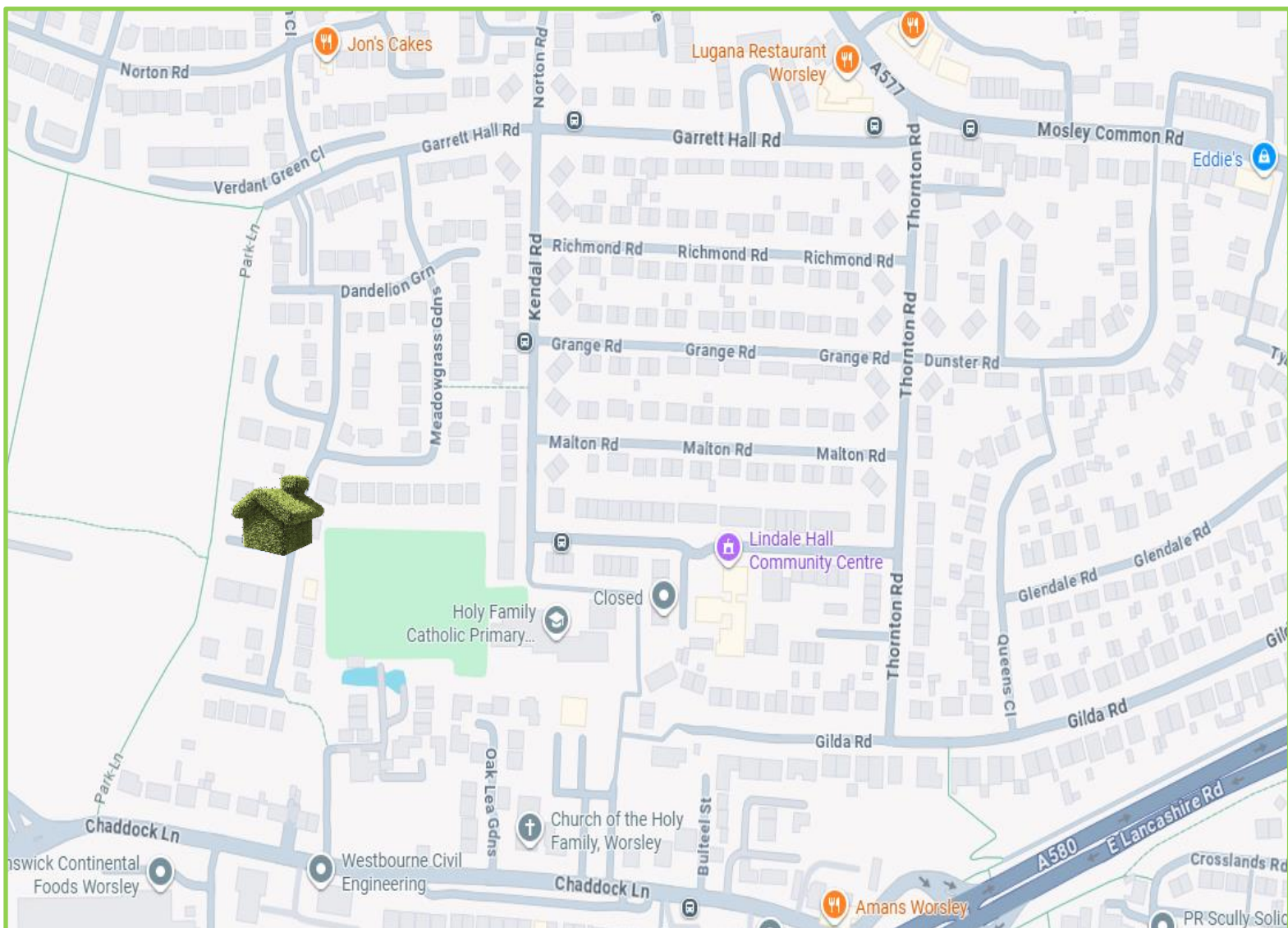


The graph shows this property's current and potential energy rating.

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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