



Lawndale Drive, Worsley, M28 1EN

Offers Over £260,000

Nestled in a quiet residential area, this well-presented three-bedroom end mews home offers comfortable and modern living ideal for families, first-time buyers, or investors. Located near highly regarded local schools, it's perfectly positioned for convenient family living. The guided bus route to Manchester city centre is also nearby, offering excellent transport links for daily travel. On the ground floor, you'll find a welcoming entrance hallway leading to the lounge, perfect for relaxing or entertaining. To the rear is a modern kitchen/diner and from here, doors open directly to the private rear garden, which is not overlooked to rear, offering a peaceful outdoor space. A convenient downstairs W/C adds extra practicality for day-to-day living.

Upstairs, the property offers three well-proportioned bedrooms – two doubles and a single – along with a modern family bathroom. Externally, the home benefits from a neat front garden, a private rear garden and a designated parking space for off-road convenience. Early viewing is highly recommended to appreciate everything this lovely home has to offer!!

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO TRANSPORT LINKS
- TURN KEY CONDITION
- FRONT AND REAR GARDENS
- PARKING SPACE

Hallway

5' 9" x 3' 7" (1.749m x 1.087m) Steel door to front elevation, ceiling light point, wall mounted radiator, laminate flooring

Lounge

15' 9" x 15' 1" (4.789m x 4.600m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, laminate flooring

Kitchen/Diner

8' 3" x 14' 11" (2.523m x 4.535m) UPVC double glazed french door to rear elevation, x2 ceiling light point, vertical wall mounted radiator, UPVC double glazed window to rear elevation, laminate flooring, soft close wall/base/drawer units, gas rangemaster hob, electric oven, space for washing machine, space for fridge/freezer, worktops, sink unit with drainer and mixer tap, partially tiled, understairs storage cupboard.

W/C

Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, laminate flooring, basin, W/C

Stairs/ Landing

Ceiling light point, carpeted flooring, loft hatch (part boarded)

Bedroom One

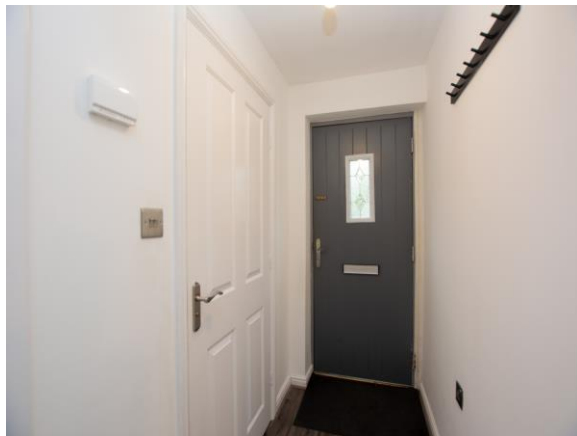
13' 4" x 8' 7" (4.061m x 2.623m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring

Bedroom Two

10' 8" x 8' 6" (3.259m x 2.594m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear elevation, carpeted flooring.

Bedroom Three

10' 2" x 6' 2" (3.095m x 1.891m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation, carpeted flooring, airing cupboard



Bathroom

5' 7" x 6' 2" (1.695m x 1.881m) Ceiling light point, heated towel rail, UPVC double glazed window to rear elevation, laminate flooring, basin, W/C, bath, shower over bath, partially tiled.

Outside**Front Garden**

Lawn, Bedding surrounds

Rear Garden

Patio area, Lawn, side access gate, one allocated parking space

Tenure

Leasehold

Council Tax Band

C

Other information

Water mains or private? Mains

Parking arrangements? One allocated parking space

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin or BT

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)

37 Lawndale Drive
Worsley
MANCHESTER
M28 1EN

Energy rating

C

Valid until:

17 August 2035

Certificate number:

9580-3053-2208-6185-7204

Property type

Mid-terrace house

Total floor area

69 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Kitchen/Diner
2.51m x 4.59m
(8'3" x 15'1")

Lounge
4.80m (15'9") max
x 4.59m (15'1")

Entrance Hall

WC
1.77m x 0.89m
(5'10" x 2'11")

First Floor

Bedroom
3.27m x 2.59m
(10'9" x 8'6")

Bedroom
4.04m x 2.59m
(13'3" x 8'6")

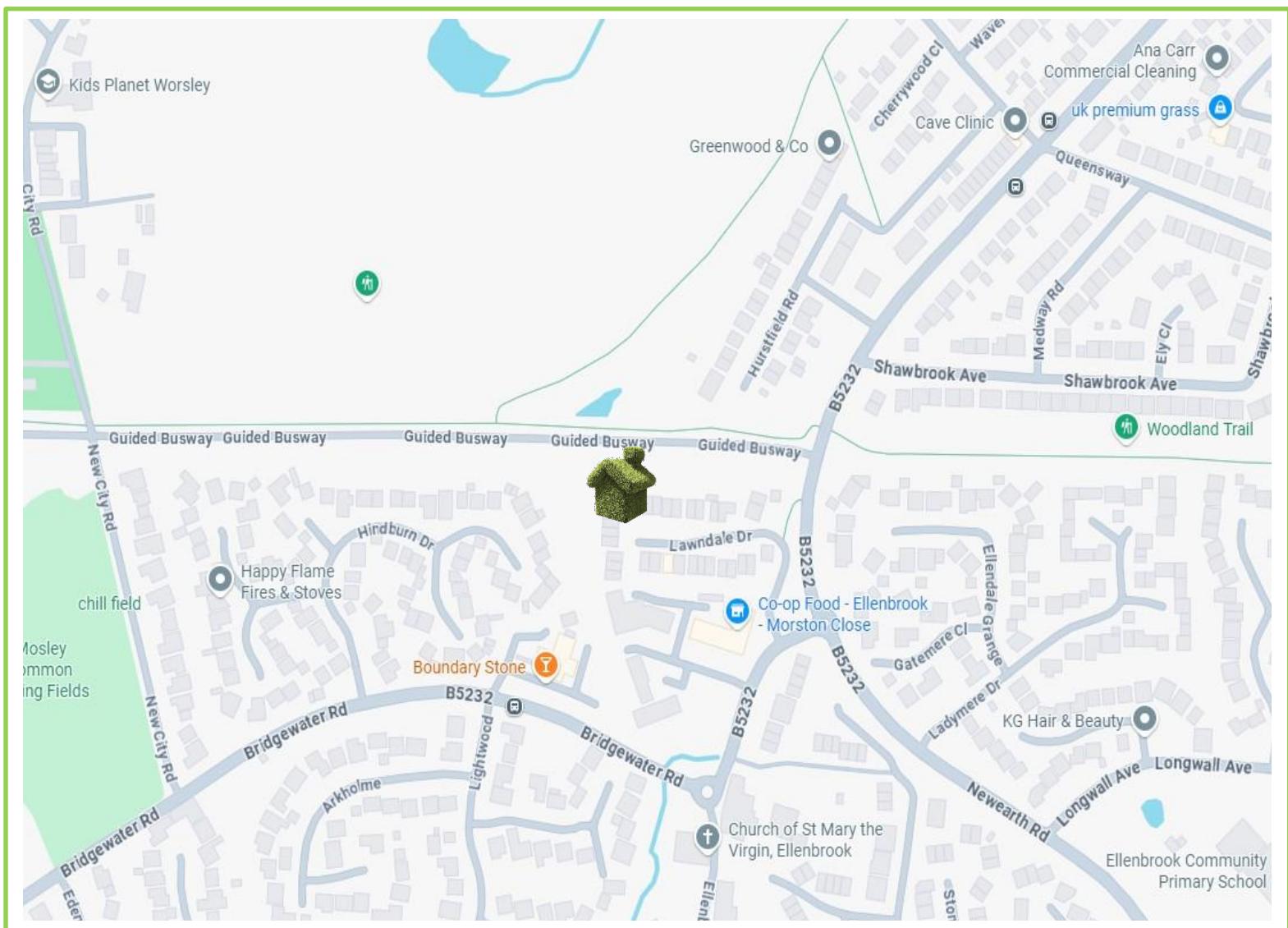
Bedroom
3.04m x 1.90m
(10' x 6'3")

Bathroom
1.71m x 1.90m
(5'7" x 6'3")

Landing

Store

Total area: approx. 69.2 sq. metres (745.3 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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