



HUNTERS[®]
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Foxfold Close, Worsley, Manchester, M28 1EJ | £295,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS WORSLEY are delighted to market this three storey semi-detached townhouse located in a quiet cul-de-sac in Mosley Common. Built in 2001 the property is set over three floors & has an added conservatory extension, as well as a detached garage & driveway parking. Internally, there is a welcoming entrance hallway with downstairs W.C, fully fitted kitchen with base/wall units & breakfast bar. There is a spacious living room and a conservatory extension leading to the rear garden. To the first floor, there are two double bedrooms and a three piece family bathroom. To the second floor, there is the master bedroom with walk in wardrobe & en-suite shower room. Externally, to the front aspect is a low maintenance garden with pathway, to the side aspect is a large driveway and detached garage. To the rear aspect is a private garden with decking throughout, enclosed by fencing. Location wise, Mosley Common has local amenities including the new Parr Bridge Retail Park where you will find a healthcare centre, gym, Lidl & Starbucks. Transport links into Manchester City Centre are on Sale Lane where the guided bus route will have you in central Manchester within 40 minutes.

Living Room

15'1 x 12'6

To the rear aspect, laminate flooring, spotlights, storage cupboard, radiator, double doors.

Kitchen

11'10 x 6'3

To the front aspect, UPVC double glazing, tiled flooring, base/wall units, sink unit, oven/hob/extractor fan, breakfast bar, radiator & spotlights.

Conservatory

14'5 x 12'6

To the rear aspect, conservatory extension with tiled flooring and double doors leading to the garden.

W.C

To the front aspect, tiled flooring and subway tiled walls, radiator, UPVC double glazed window.

Bedroom One

13'1 x 10'6

To the rear aspect, carpeted flooring, UPVC double glazed window, radiator & ceiling light point.

Bedroom Two

13'1 x 10'2

To the front aspect, carpeted flooring, UPVC double glazed windows, radiator & ceiling light point.

Bathroom

6'3 x 6'3

To the first floor, three piece family bathroom suite with tiled flooring & walls, UPVC double glazed window, towel heater & ceiling light point.

Bedroom Three

13'1 x 12'6

Master bedroom to the second floor, with carpeted flooring, radiator, UPVC double glazed windows, walk in wardrobe & ceiling light point.

En-Suite

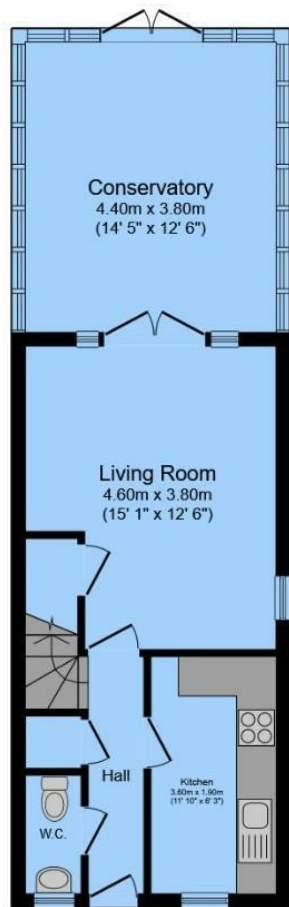
8'6 x 6'3

Modern en-suite shower room tiled throughout with velux window, ceiling light point * radiator.

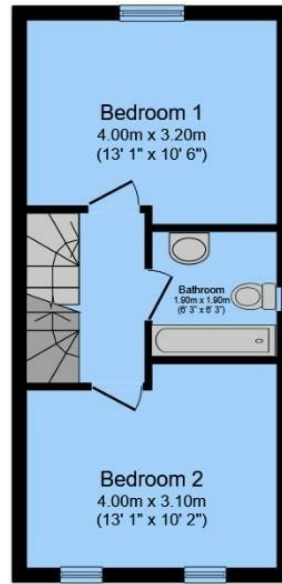
Garage

18'1 x 8'6

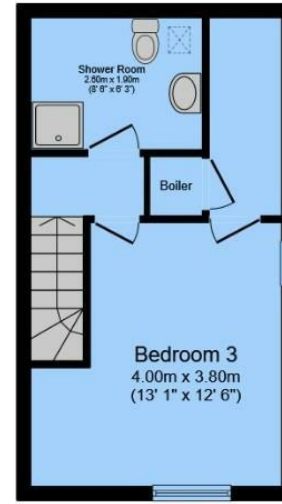
Detached garage to the side aspect of the property suitable for parking/workshop/conversion.



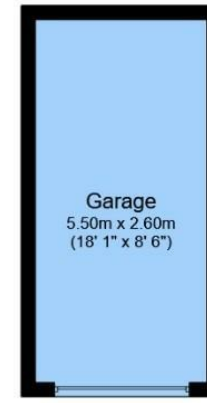
Ground Floor



First Floor



Second Floor



Garage

Total floor area 121.8 sq.m. (1,311 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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