



# Higham Estate Agents



## 50 Silk Mill Street

, Mosley Common, M28 1NU

**£325,000**

HIGHAM ESTATE AGENTS are proud to present this immaculate three bedroom semi detached property, boasting excellent accommodation together with a generous plot offering parking making this the ideal family home. Situated on the highly desirable Bellway Homes 'Elements' development in Mosley Common the property is well located for a range of amenities including the A580, shops, schools and a selection of public houses and eateries. In addition both Worsley village and Boothstown centre are easily reached offering additional leisure facilities as well as picturesque walks along the Bridgewater Canal.

The accommodation comprises of a welcoming entrance hallway, housing the stairs to the upper floor, under stairs storage, downstairs W.C and a door leading through to the stunning kitchen dining room. This space gives the property the total wow factor and consists a range of modern wall and base units providing ample storage and also house some integrated appliances with space for further free standing. There is a large dining space with dual aspect windows and patio doors over looking the rear garden which creates a stunning light and airy family space. The well proportioned lounge is also accessed from the entrance hallway and provides a great family space with dual aspect windows including a bay which creates a stunning light and airy family space. To the first floor you will find a spacious master bedroom with modern en suite shower room, two further good size bedrooms, and modern family bathroom completes the upstairs space. Externally, the corner plot provides a well maintained front lawn, driveway for several vehicles to the side and an enclosed garden which is mainly laid to lawn completes the package on offer.

Please note a service and management fee may be payable once the development is complete.

- Three Bedroom Semi Detached
- Driveway Parking to Side
- Well Presented & Modern Throughout
- Popular 'Elements' Development
- Well Located for a Range of Amenities
- Freehold
- Service & Management Costs TBC
- Council Tax Band C

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



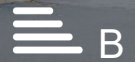
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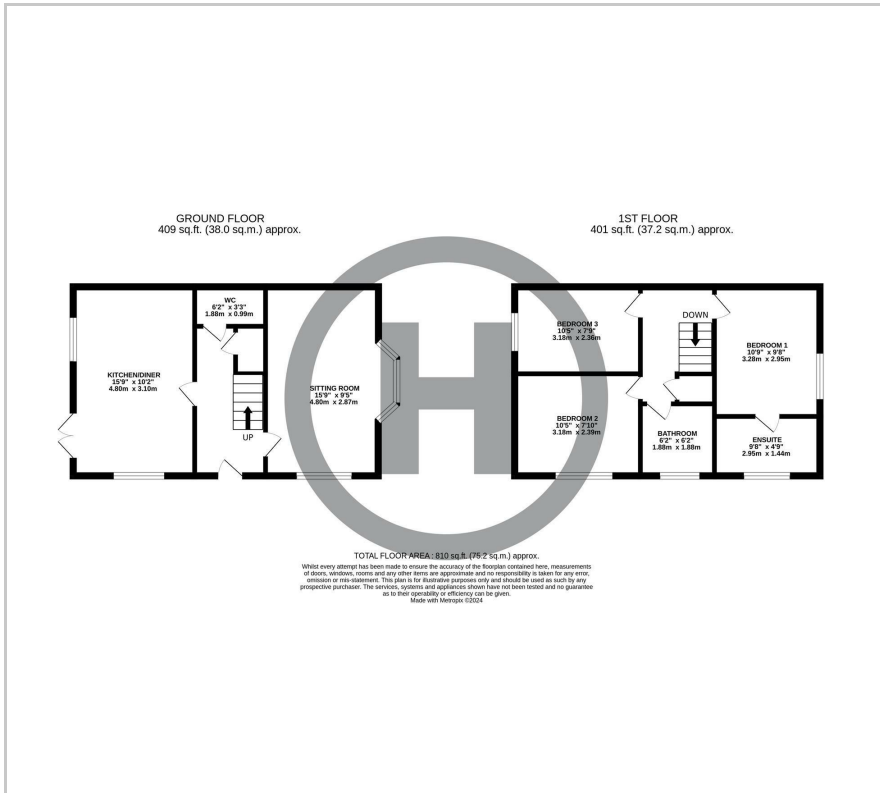


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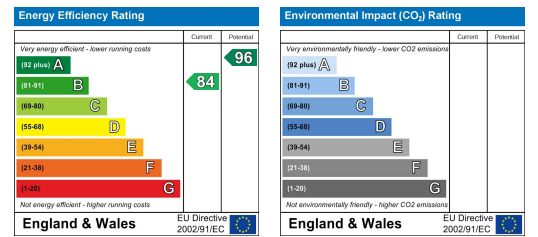
# Floor Plan



# Area Map



# Energy Efficiency Graph



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