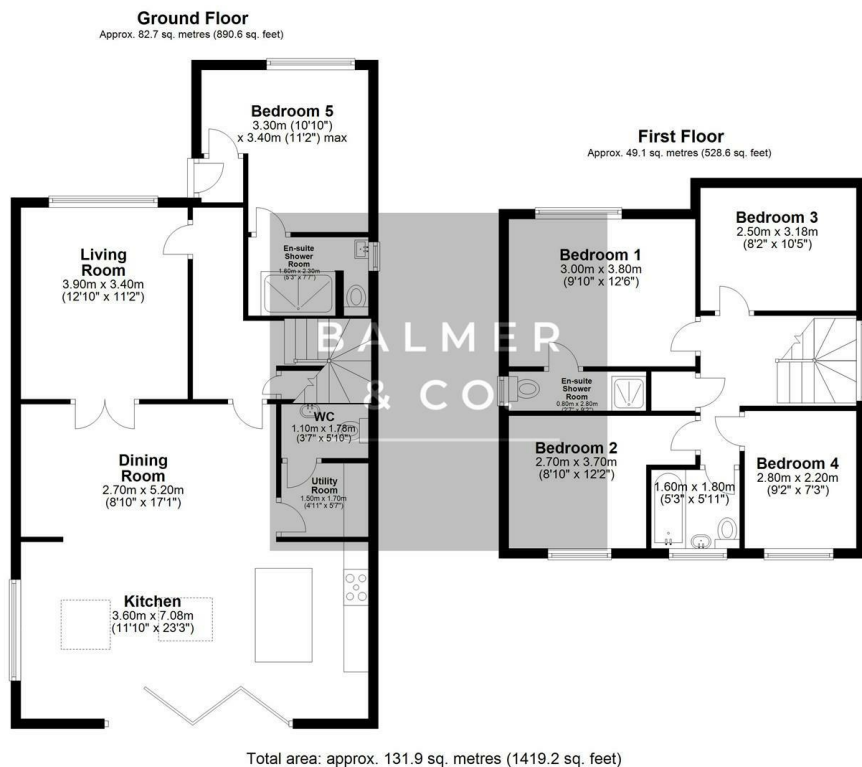


Eden Vale, Worsley, M28 1YR  
£600,000



BALMER & CO are delighted to offer FOR SALE this fantastic five bedroom detached house situated in a popular and well regarded residential location in Worsley. Immaculately presented throughout and heavily extended to the rear and converted with an added ground floor bedroom, this property simply must be viewed. Comprising in brief of entrance hallway, large open plan kitchen/dining/sitting room with modern integrated appliances and central island, with French doors leading to the rear garden, separate utility room, W/C, separate living room, with a ground floor double bedroom with fitted wardrobes and ensuite shower room completing the ground floor. To the first floor is a large master bedroom, two further double bedrooms, fourth single bedroom, with three piece family bathroom completing the accommodation on offer. Outside the property occupies a generous plots with a driveway to the front offering ample off-road parking, whilst to the rear there is a fully enclosed, low maintenance rear garden. Early viewings highly recommended, all enquiries welcome.

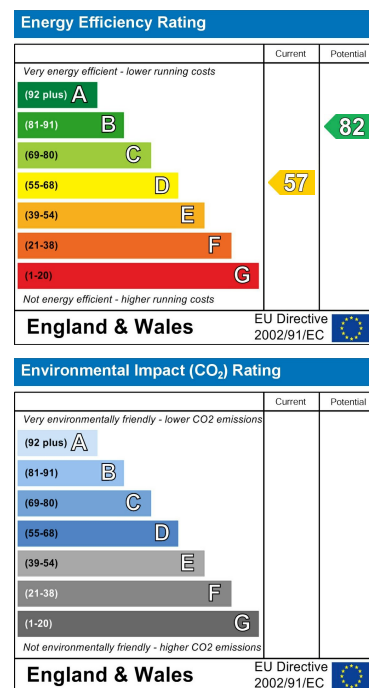
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.