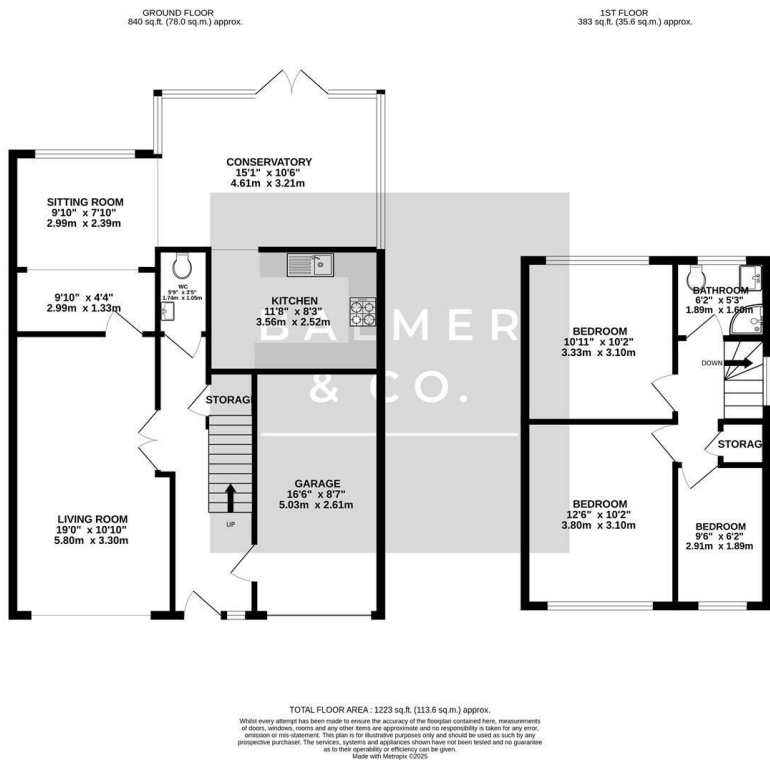


Elsham Drive, Worsley, M28 0RU
£350,000



BALMER & CO are delighted to offer FOR SALE this extended three bedroom detached family home, located on Elsham Drive in Worsley. Very nicely presented throughout, this property is perfectly positioned for access to a wide range of amenities including shops, schools and transport links. Comprising in brief of entrance hallway, large living room, separate dining room, large Orangery with a fibre glass roof, modern fitted kitchen with integrated appliances, with a W.C. and integral garage completing the ground floor. To the first floor are two well proportioned double bedrooms, third single bedroom, and a modern fitted three piece shower room with underfloor heating completing the accommodation on offer. Externally the property occupies a generous plot with a garden frontage and large driveway providing ample off-road parking, whilst to the rear there is a large, fully enclosed, private garden with patio and lawn areas. Early viewings highly recommended, all enquiries welcome.

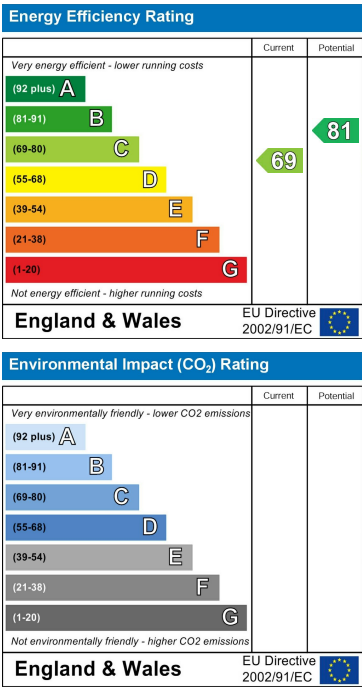
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.