

**Worsley Road, Eccles**

Manchester



In Excess of **£260,000**

# Worsley Road

Eccles, Manchester

Charming three bed semi-detached house in sought-after location. Modern features, spacious lounge, open-plan kitchen/dining, conservatory. Generous bedrooms with fitted wardrobes, modern bathroom. Abundant storage, garage, WC, serene rear garden, off-road parking. Close to schools, amenities, transport links. Comfort, convenience, and connectivity in one!

Council Tax band: C

Tenure: Leasehold

- Family Lounge & Conservatory
- Open Plan Kitchen & Dining Space
- Three Generous Bedrooms Complete with Fitted Wardrobes
- Modern Three Piece Bathroom Suite
- Ample Storage Throughout & Boarded Loft Space
- 21ft Garage with Plumbing for White Goods & a W.C.
- Beautifully Kept Rear Garden, Front Lawn & Gated Off Road Parking
- Located Close to Highly Regarded Schools, Excellent Amenities & Transport Links



### Entrance Hallway

Entered via a uPVC front door. Featuring ceiling light point, wall - mounted radiator, fitted units, under stairs storage, power point. Fitted with carpet flooring.

### Lounge

12' 2" x 11' 9" (3.71m x 3.58m)

Featuring ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

### Kitchen

18' 5" x 10' 6" (5.61m x 3.20m)

Featuring complementary wall and base units with stainless steel sink, gas hob, electric oven, integrated dishwasher. Complete with ceiling light point, wall - mounted radiator, power point, double glazed window. Fitted with laminate tiles and part tiled walls.

### Dining Room

18' 5" x 10' 6" (5.61m x 3.20m)

Featuring ceiling light point, wall - mounted radiator, French doors, power point. Fitted with carpet flooring.

### Conservatory

9' 6" x 8' 3" (2.90m x 2.51m)

Featuring base units. Complete with ceiling spotlights, double glazed window, wall - mounted radiator, ceiling lantern, French doors, power point. Fitted with laminate flooring.

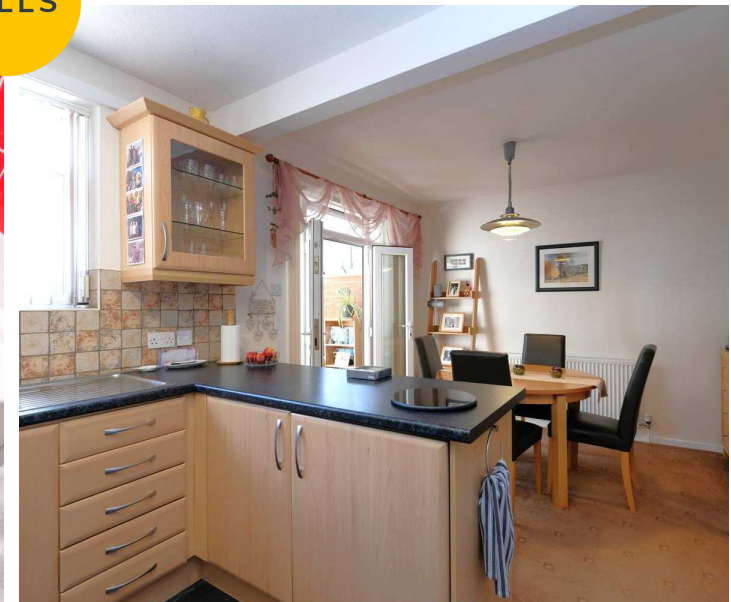
### w/c

5' 7" x 2' 3" (1.70m x 0.69m)

Featuring w/c, hand wash basin, wall - mounted radiator, ceiling light spotlights. Fitted with tiled flooring and part tiled walls.

### Landing

Featuring ceiling light point, double glazed window, power point. Fitted with carpet flooring.



**Bedroom One**

11' 9" x 10' 3" (3.58m x 3.12m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

**Bedroom Two**

10' 8" x 10' 4" (3.25m x 3.15m)

Featuring fitted wardrobes. Complete with a ceiling light point, double glazed window, wall - mounted radiator, loft access, power point. Fitted with carpet flooring.

**Bedroom Three**

7' 9" x 7' 8" (2.36m x 2.34m)

Complete with a ceiling light point, double glazed window, wall - mounted radiator, power point. Fitted with carpet flooring.

**Bathroom**

7' 8" x 6' 1" (2.34m x 1.85m)

Featuring three piece suite including w/c, hand wash basin, bath with shower overhead, hand towel rail, vanity unit. Complete with ceiling light spotlights, double glazed windows, storage cupboards. Fitted with tiled walls and carpet flooring.

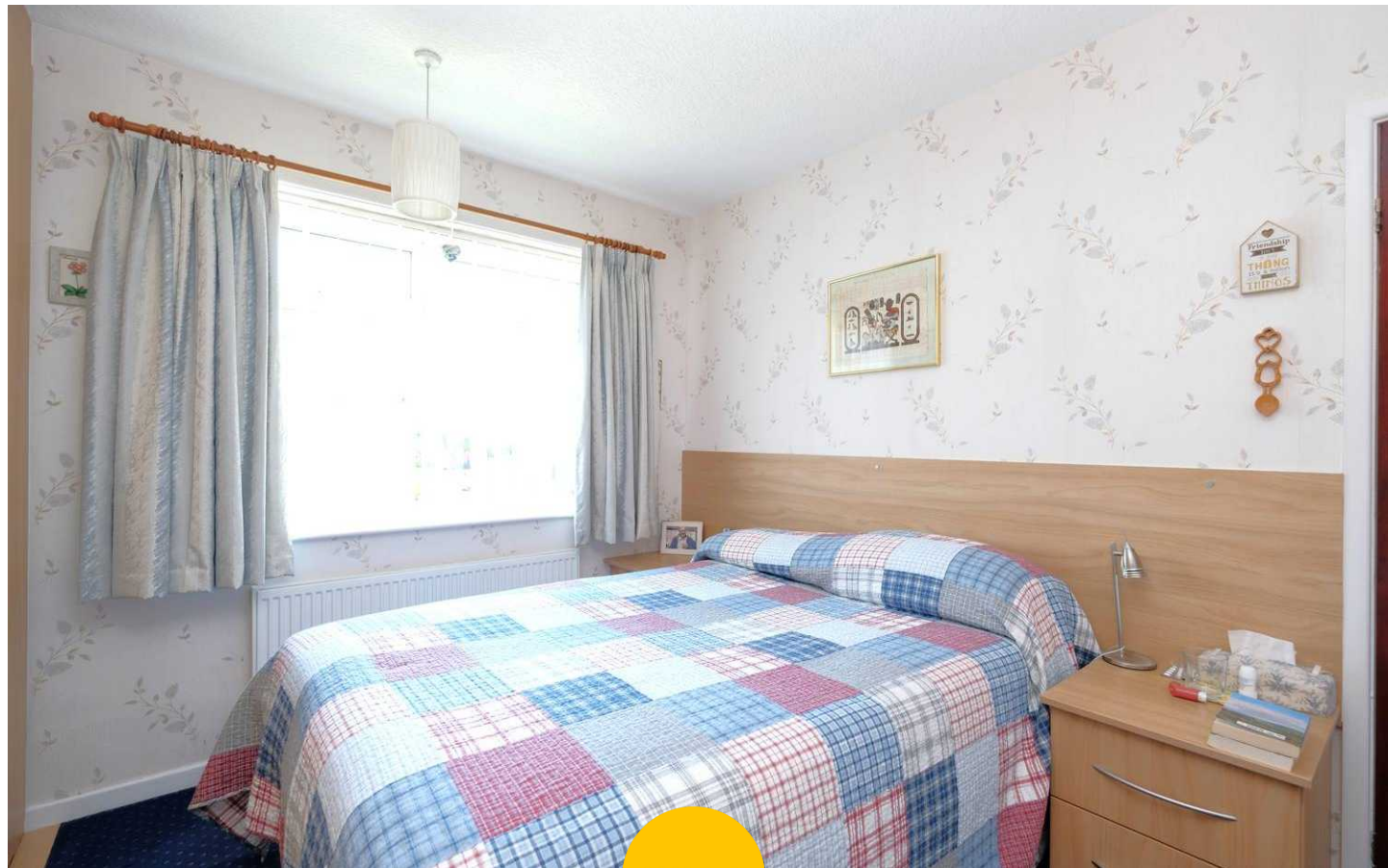
**Garage**

21' 7" x 11' 0" (6.58m x 3.35m)

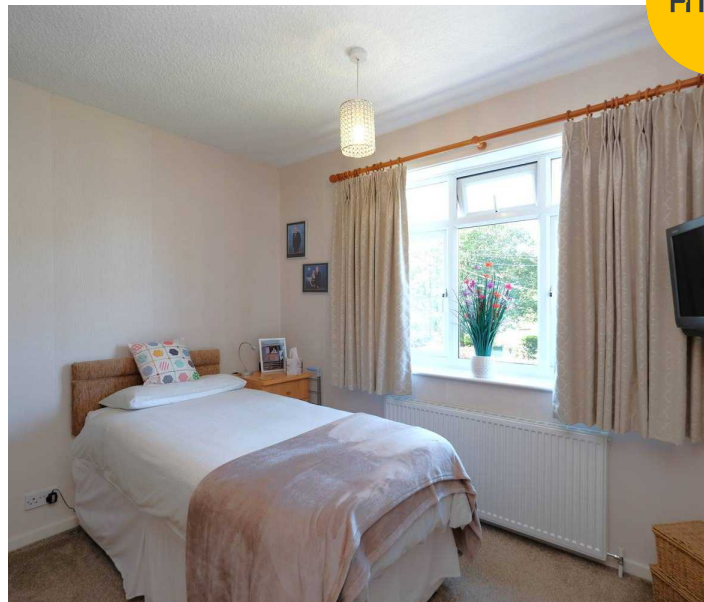
Featuring wall and base units with boiler, uPVC rear door and garage front door. Complete with a ceiling light point, two double glazed windows. Plumbing for washer, dryer.

**External**

To the front of the property is off road parking and lawn with planted borders. To the rear of the property is a well maintained lawn lawn divided by pathway and Indian stone paving.

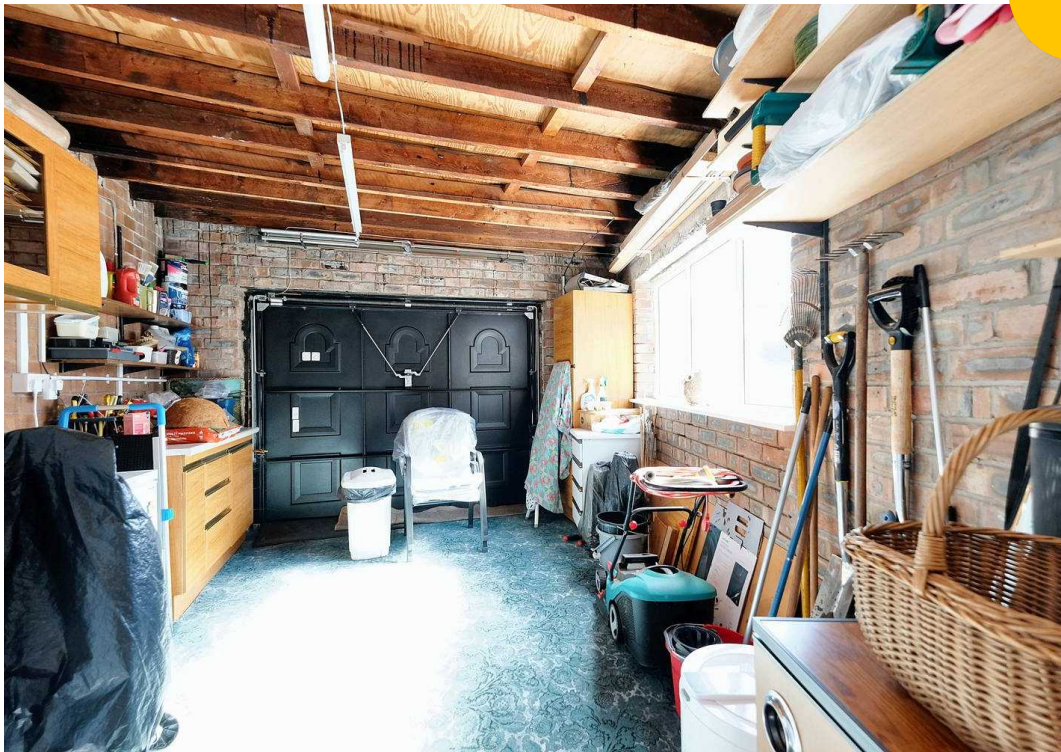


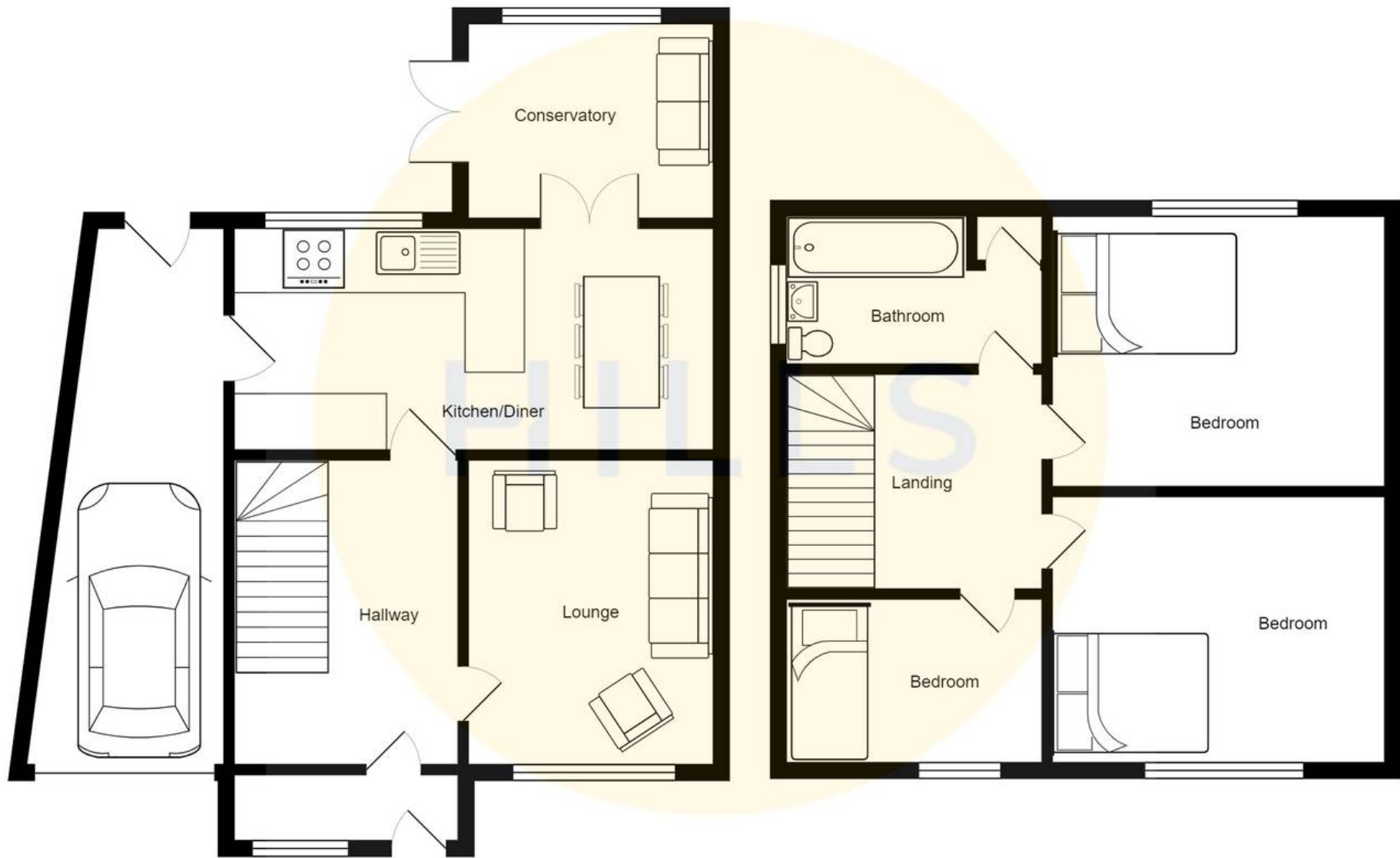
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