



1 White Lady Close Worsley Manchester M28 0YE

£199,999

WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY! HOME ESTATE AGENTS are pleased to offer for sale this well presented and well positioned two bedroom semi detached property located in a quite location. The modern property comprises porch, lounge, open plan kitchen/diner, shaped landing, two bedrooms and a modern fitted bathroom suite. The property is double glazed and gas central heated. To the front there is a driveway leading to a garage, whilst to the rear there is a paved and lawned garden with well stocked borders. Please note - We are advised that the property is situated within a historic coal mining area and also within 25 meters of a historic landfill site therefore we advise that you make the necessary enquiries prior to entering into any negotiations to purchase this property. Call HOME to arrange a viewing!

- Two bedroom semi detached
- Dining room
- Garage
- Lounge with vaulted ceiling
- Modern bathroom
- Front and rear gardens
- Modern kitchen
- Off road parking



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Porch 6'04 x 2'07 (1.93m x 0.79m)

Lounge 14'07 x 14'06 (428.85m x 4.42m)

Kitchen/dinig room 14'06 x 7'10 (4.42m x 2.39m)

Bedroom One 10'11 x 7'09 (3.33m x 2.36m)

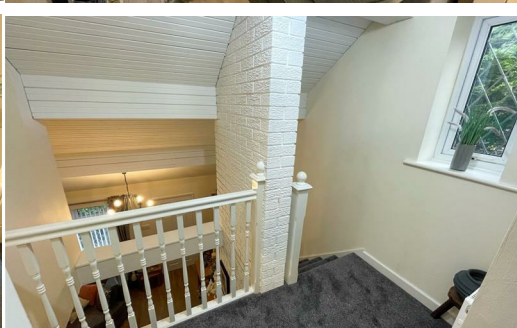
Bedroom Two 7'10 x 6'09 (2.39m x 2.06m)

Bathroom 6'04 x 5'08 (1.93m x 1.73m)

IMPORTANT INFORMATION -

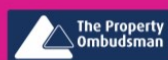
PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted are approximate.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof of funding for any offers made prior to any offer being accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering ID checks via our third party provider.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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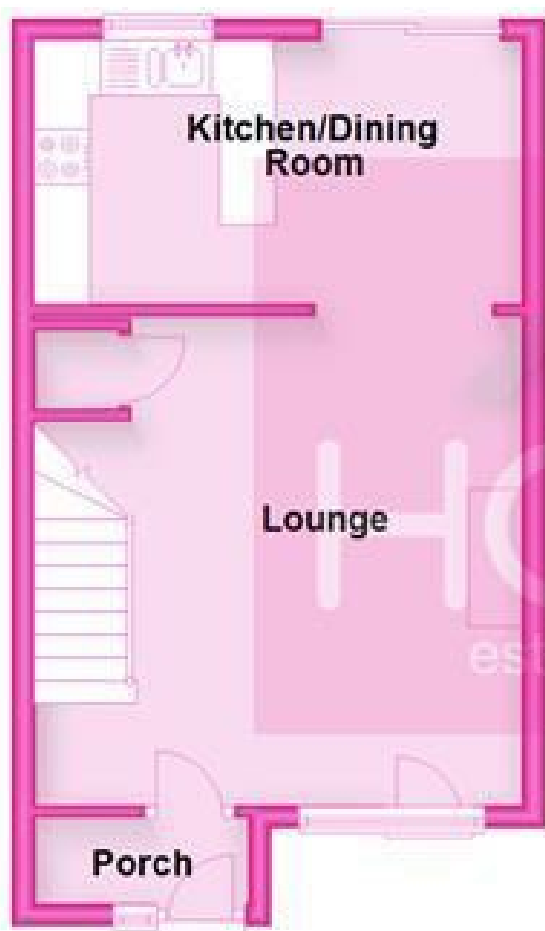
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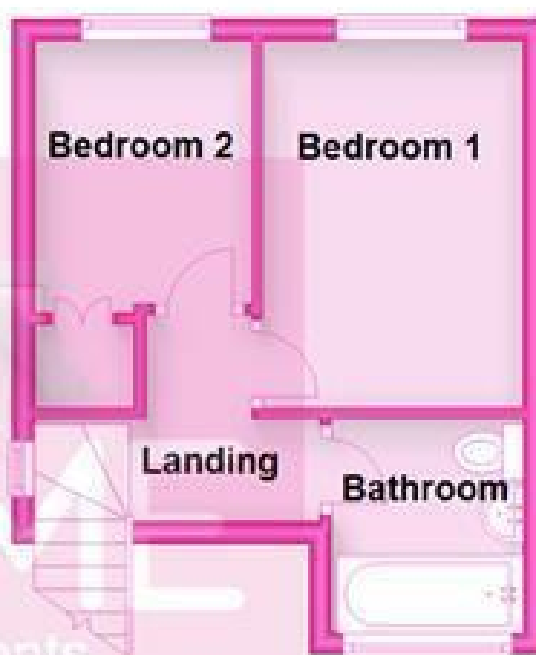
Ground Floor

Approx. 32.4 sq. metres (348.5 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.1 sq. feet)



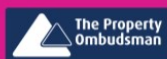
Total area: approx. 52.5 sq. metres (564.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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