



**Leigh Road, Worsley**  
Manchester

Offers Over  
**£360,000**



**Bedrooms: 3**

**Bathrooms: 1**

**Receptions: 2**

### **Ground Floor**

A practical porch opens into the entrance hall, setting the tone for the space and potential on offer throughout. To the front, the large bay-fronted living/dining room (7.45m x 3.68m) enjoys excellent natural light and provides a versatile open-plan feel, ideal for both everyday living and entertaining.

To the rear, the spacious kitchen (5.90m x 3.08m) offers a superb footprint for families or those looking to redesign their dream kitchen. A door leads through to the conservatory (2.94m x 2.83m), an inviting additional living area with views across the garden.

A useful under-stairs storage cupboard completes the ground floor.

Direct access to the attached garage (5.07m x 3.04m) provides further potential for storage, workshop use, or future development (subject to consent).



### **First Floor**

The first floor offers three well-proportioned bedrooms arranged off a bright landing:

Main Bedroom (3.53m x 3.36m) – a generous double with bay window  
Bedroom Two (3.34m x 3.32m) – another spacious double overlooking the garden  
Bedroom Three (2.41m x 2.08m) – ideal as a child's room, nursery or home office

The family bathroom (2.38m x 2.20m) completes the accommodation.





**Council Tax Band:** D

**Tenure:** Leasehold

**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

- Ideal for Investors or Homeowners looking to add value
- 1,249 sq ft semi-detached family home
- Three bedrooms plus a generous landing
- Substantial rear garden with excellent potential
- Spacious kitchen with garden access
- Conservatory overlooking the rear garden
- Garage and large driveway for 3/4 cars

