



**17 Linseed Crescent, Worsley, M28 3ZT**  
**£274,995**

The Ellesmere Centre is close by which has an array of restaurants, bars and many more amenities. Transport links are from the A6 which are directly linked with Manchester City Centre. The A575 has good transport links to Bolton Town Centre.

### ENTRANCE HALL

Stairs to fo first floor, doors to cloakroom and kitchen area

### CLOAKROOM

Low level wc, wash hand basin, tiled surrounds

### KITCHEN AREA 14'9" x 9'6" (4.5 x 2.9)

Fitted with a matching range of wall and base units with integrated appliances and work tops over, open plan to lounge dining area

### LOUNGE DINING AREA 14'9" x 12'9" (4.5 x 3.9)

Open plan to kitchen area, doors to rear gardens, understairs storage

### FIRST FLOOR LANDING

Carpet flooring, access to all rooms

### BEDROOM 12'9" x 8'2" (3.9 x 2.5)

Double glazed window, carpeted flooring

### BATHROOM

Matching white bathroom suite with tiled surrounds

### BEDROOM 6'6" x 6'2" (2.0 x 1.9)

Double glazed window, carpeted flooring

### SECOND FLOOR LANDING

Carpet flooring, stairs to man bedroom

### MAIN BEDROOM 18'0" x 12'9" (5.5 x 3.9 )

Double glazed window, carpeted flooring, fitted wardrobes

### EN SUITE

Modern en suite shower room with velux windows

### REAR GARDENS & PARKING

Laid mainly to lawn and fully enclosed by panel fencing, driveway parking to the front of the property

