



 **3**
Bedrooms

 **1**
Bathroom



Offered to the market with no onward chain. C & R City are pleased to bring to the market this well presented and spacious three bedroom semi detached house situated on a quiet cul-de-sac location in a highly considered area of Worsley. This property would perfectly suit first time buyers or investors, The property is situated within close proximity of schools, local amenities and motorway links and comprises of entrance into a hallway, housing a staircase to the first floor and a door leading to a sizeable reception room which in turn leads to a fitted dining kitchen. To the first floor, you will find three bedrooms, two of which are double bedrooms and a three piece bathroom suite.

Externally you will find a fully enclosed garden to the rear which is mostly paved and gated access to a communal parking area for the surrounding properties. Early viewing a must to not miss out.

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Entrance

UPVC double glazed door leads to the hall.

Hallway *1.60m x 1.22m (5' 3" x 4')*

Stairs to the first floor, central heating radiator, wood effect flooring and a hardwood single glazed door leads to the reception room.

Lounge *4.88m x 3.51m (16' x 11' 6")*

UPVC double glazed window to front, central heating radiator, wood laminate flooring, television point, door leading to dining kitchen.

Dining Kitchen *4.45m x 2.67m (14' 7" x 8' 9")*

UPVC double glazed window to rear, central heating radiator, a range of wall and base units, laminate worktops, tiled splash-backs, electric oven, induction hob, extractor hood, plumbing for a washing machine, under-stairs storage and UPVC double glazed french doors leading to the rear garden.

Landing *3.53m x 1.96m (11' 7" x 6' 5")*

UPVC double glazed window to side aspect, loft access, storage and doors lead to the bathroom and to three bedrooms

Master Bedroom *3.84m x 2.64m (12' 7" x 8' 8")*

UPVC double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom Two *3.91m x 2.57m (12' 10" x 8' 5")*

UPVC double glazed window to rear & central heating radiator.

Bedroom Three *2.34m x 1.93m (7' 8" x 6' 4")*

UPVC double glazed window to front and central heating radiator

Bathroom *1.85m x 1.75m (6' 1" x 5' 9")*

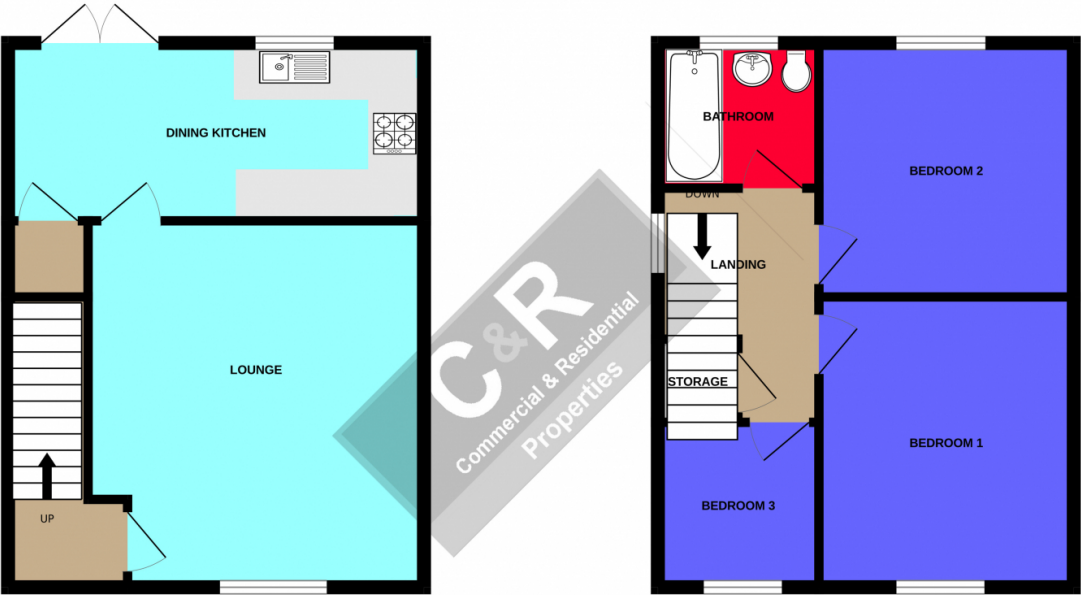
UPVC double glazed frosted window, panelled bath with electric shower, pedestal wash basin, WC, part-tiled walls.

Externally

To the rear you will find an enclosed paved garden, to the side there is one parking space associated with the property.

GROUND FLOOR

1ST FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Worsley, M28

