



**Dellcot Lane, Worsley, Manchester, M28 2PT**

**Offers in the Region Of £650,000**

FOR SALE WITH NO ONWARD CHAIN! VACANT POSSESSION! STUNNING 4 BEDROOM DETACHED PROPERTY IN TURN-KEY CONDITION! An extremely well presented 4 bedroom detached home, with a driveway and a very spacious garden to the rear, located on Dellcot Lane in the Worsley area of Greater Manchester. Briefly comprises of the following, an entrance hallway, a spacious lounge, a fantastic modern fully fitted kitchen with a centre island, including an integrated electric hob, grill, oven and a fridge freezer plus bi-folding doors across the side and rear aspects, a utility room, a downstairs W.C, an open plan second reception room, a side garden with decking and seating area, and a large rear garden with a spacious upper decking area and a large grass lawn. To the upper floor you will find 4 bedrooms, a double sized master bedroom including a walk in wardrobe and an en-suite bathroom with a vanity basin, toilet and a shower cabinet, 2 further double sized bedrooms and one single bedroom, plus a stunning 4 piece Family bathroom including a vanity basin, toilet a standalone deep bath tub and a walk in shower with a glass screen. The property has been fully rendered all



## ACCOMMODATION

### **Entrance Hallway** 11' 8" x 8' 3" (3.56m x 2.51m)

The entrance hallway to the front of the property. Decorated in neutral colours with a grey wood laminate floor. A double glazed composite entrance door is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Lounge** 13' 0" x 11' 2" (3.95m x 3.41m)

A spacious lounge to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2 (Open plan)** 12' 7" x 12' 3" (3.84m x 3.74m)

An open plan 2nd Reception Room adjacent to the kitchen. Decorated in neutral colours with a grey wood laminate floor. Fitted with double glazed french doors and windows to the side aspect. Warmed by a gas central heated radiator.

### **Kitchen** 13' 0" x 22' 11" (3.96m x 6.99m)

A superb, modern fully fitted kitchen with a centre island, including an integrated electric hob, grill, oven and a fridge freezer. Decorated in neutral colours with a light grey wood laminate floor. Comes with double glazed bi-folding doors to the side and rear aspect.

### **Utility Room** 5' 0" x 7' 1" (1.53m x 2.17m)

The utility room, off from the kitchen. Plumbed in for a washing machine. Decorated in neutral colours with a light grey wood laminate floor. Fitted with a double glazed window is fitted to the rear aspect.

### **Downstairs W.C** 3' 4" x 4' 6" (1.01m x 1.38m)

A useful downstairs W.C. Comes with a vanity basin and a toilet in white. Decorated in neutral colours with a light grey wood laminate floor. Warmed by a gas central heated radiator.

### **Side Garden** 20' 4" x 39' 9" (6.21m x 12.11m)

A good sized garden to the side of the property.

### **Rear Garden** 56' 5" x 33' 11" (17.2m x 10.35m)

A very spacious garden to the rear, with a large decking area and grass lawn.

### **Master bedroom** 11' 1" x 11' 1" (3.37m x 3.37m)

A double sized Master bedroom to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Walk in wardrobe (Master bedroom)** 6' 10" x 10' 8" (2.09m x 3.24m)

A walk in wardrobe off the master bedroom. Plenty of space for clothes and shoes. Decorated in neutral colours with a light grey coloured carpet.

### **En-suite Bathroom (Master bedroom)** 3' 11" x 10' 7" (1.19m x 3.22m)

The en-suite bathroom to the Master bedroom. Comes with a vanity basin, toilet and a shower cabinet. Decorated in neutral colours with a light grey wood laminate floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated towel holder.



**Bedroom 2** 10' 5" x 13' 11" (3.18m x 4.25m)

A double sized bedroom to the rear of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

**Bedroom 3** 13' 5" x 11' 4" (4.09m x 3.46m)

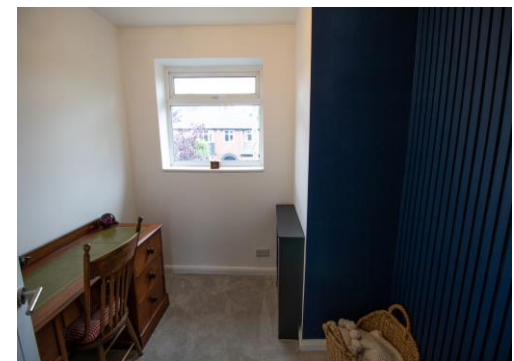
A double sized bedroom to the rear of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

**Bedroom 4** 8' 7" x 7' 9" (2.62m x 2.36m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a light grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

**Family Bathroom** 10' 11" x 7' 11" (3.33m x 2.42m)

A superb 4 piece Family bathroom including a vanity basin, toilet, standalone bath tub and a walk in shower with a glass screen. Decorated in neutral colours with a light grey tiled floor. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

