

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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

St. Georges Crescent, Manchester, M28 3AN

Offers Over £425,000

THE MOST PERFECT FAMILY HOME

Nestled in the charming St. Georges Crescent in Worsley, Manchester, this exquisite semi-detached house is a true gem. Offering an abundance of both indoor and outdoor space, this property has been thoughtfully extended and is presented in immaculate condition, featuring modern fixtures and fittings throughout. Boasting four spacious double bedrooms, with the potential for a fifth bedroom conveniently located on the ground floor, this home is ideal for families of all sizes. The property also includes two well-appointed bathrooms and three inviting living areas, providing ample room for relaxation and entertainment. Step outside to discover beautifully landscaped gardens that create a serene outdoor retreat. The impressive summer house at the rear is perfect for enjoying warm summer days, while off-road parking at the front adds to the convenience of this delightful home. The main bedroom is a standout feature, offering stunning woodland views, an en suite bathroom, and a generous walk-in wardrobe, making it a perfect sanctuary for rest and relaxation. This property is not just a house; it is the perfect family home situated in one of the most desirable locations in Worsley. With its blend of modern living and natural beauty, this home is sure to impress all who visit. Don't miss the opportunity to make this stunning property your own. For further information or to arrange a viewing please contact our Swinton branch at your earliest convenience.

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Offers Over £425,000



- Tenure Freehold
- Council Tax Band B
- EPC Rating TBC
- Off Road Parking
- Four Generously Sized Bedrooms With A Possible Fifth Bedroom
- Ideal Family Home
- Two Bathrooms And Downstairs WC For Convenience
- Viewing Essential
- Sought After Location
- Envious Landscaped Gardens To Rear With Summerhouse

Ground Floor

Entrance

UPVC double glazed leaded door to the porch.

Porch

7'4 x 4'1 (2.24m x 1.24m)

UPVC double glazed window, spotlights, tiled flooring, UPVC double glazed frosted leaded door to the hallway.

Hallway

5'4 x 4'7 (1.63m x 1.40m)

Spotlights, smoke alarm, wood effect laminate flooring, door to the reception room, fifth bedroom/snug and staircase to the first floor.

Bedroom Five/Snug

16'8 x 8'4 (5.08m x 2.54m)

UPVC double glazed box window, central heating radiator, spotlights, wood effect laminate flooring.

Reception Room One

14 x 13'2 (4.27m x 4.01m)

UPVC double glazed box window, two upright central heating radiator, spotlights, electric living flame fire, television point, wood effect laminate flooring, open to the dining room.

Dining Room

12 x 10'3 (3.66m x 3.12m)

Two Upright central heating radiators, spotlights, wood effect laminate flooring, open to the kitchen, UPVC double glazed sliding door to the garden room.

Kitchen

14'11 x 8'7 (4.55m x 2.62m)

UPVC double glazed windows, upright central heating radiator, a range of panelled wall and base units, wood effect surface, tiled splash backs, ceramic one and a half sink and drainer with mixer tap, integrated electric oven with a five ring gas hob and extractor hood, integrated fridge and freezer, integrated breakfast bar, spotlights, wood effect laminate flooring, door to the WC, UPVC double glazed sliding door to the rear.

WC

5'6 x 5'2 (1.68m x 1.57m)

A two piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, meter cupboard, extractor fan, feature wall light, wood effect laminate flooring.

Garden Room

16'8 x 14'3 (5.08m x 4.34m)

Surround UPVC double glazed windows, central heating radiator, television point, wood effect laminate flooring, UPVC double glazed French doors to the rear.

First Floor

Landing

8'11 x 11'2 (2.72m x 3.40m)

Smoke alarm, doors to three bedrooms, shower room and staircase to second floor.

Bedroom Two

14'1 x 9'9 (4.29m x 2.97m)

UPVC double glazed box window, central heating radiator, open to the walk in wardrobe.

Walk in Wardrobe

5'11 x 3'11 (1.80m x 1.19m)

UPVC double glazed window, spotlights.

Bedroom Three

12'1 x 10'3 (3.68m x 3.12m)

UPVC double glazed window, central heating radiator, wood effect laminate flooring.

Bedroom Four

18'1 x 7'5 (5.51m x 2.26m)

Two UPVC double glazed window, upright central heating radiator, spotlights.

Shower Room

8'6 x 6'9 (2.59m x 2.06m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed rainfall shower enclosure, PVC panelled elevations, spotlights, tile effect Lino flooring.

Second Floor

Bedroom One

15'10 x 13'8 (4.83m x 4.17m)

Two UPVC double glazed windows, two Velux windows, central heating radiator, spotlights, wood effect laminate flooring, open to the en suite.

En Suite

8 x 6'3 (2.44m x 1.91m)

UPVC double glazed window, chrome heated towel rail, a four piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, wood panelled corner bath with mixer tap, direct feed shower enclosure, spotlights, extractor fan, wood effect laminate flooring, open to the walk in wardrobe.

Walk in Wardrobe

8 x 5'10 (2.44m x 1.78m)

Velux window.

External

Rear

Enclosed garden with laid to lawn, decking, bedding, access to a summer house.

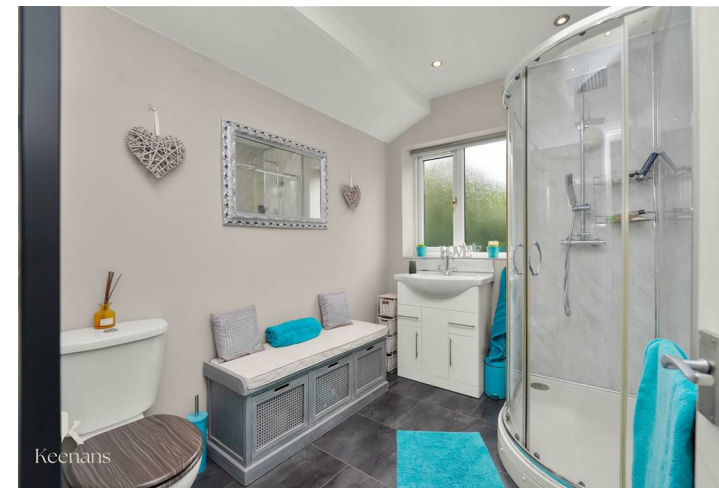
Summer House

29'8 x 9'6 (9.04m x 2.90m)

Four hardwood single glazed windows, two UPVC double glazed windows, power, lighting.

Front

Stone chip driveway for multiple cars.



Tel: 01617939622

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