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4 2 5 E

# Greenacre Lane, Worsley, Manchester

## Offers In The Region Of £425,000



Offered with no onward chain, this spacious four-bedroom semi-detached property occupies a generous plot in the heart of the highly sought-after Worsley Village.

Boasting a wealth of versatile living space, the property is perfectly suited to family life. The ground floor comprises an inviting entrance hall and a superb open-plan living and dining area, ideal for both everyday living and entertaining. A wrap-around kitchen/utility provides ample workspace and storage, complemented by a second dining room and a further extension offering two additional reception rooms, giving excellent flexibility for a variety of uses.

To the first floor, there are three well-proportioned double bedrooms, including a principal bedroom with en-suite, all featuring high-spec built-in wardrobes, alongside a further single bedroom and a family bathroom. The attic level offers additional space, which could be utilised as a fifth bedroom, home office, or hobby room, depending on your needs.

Externally, the property benefits from extensive off-road parking to the front, along with well-maintained gardens to both the front and rear, providing ideal outdoor space for families.

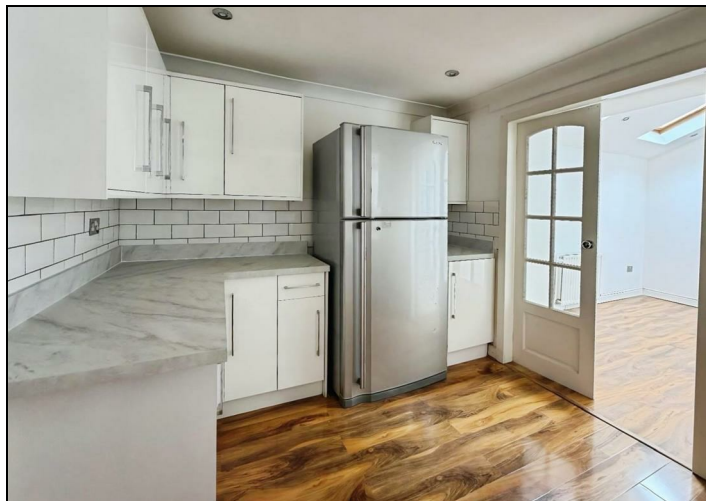
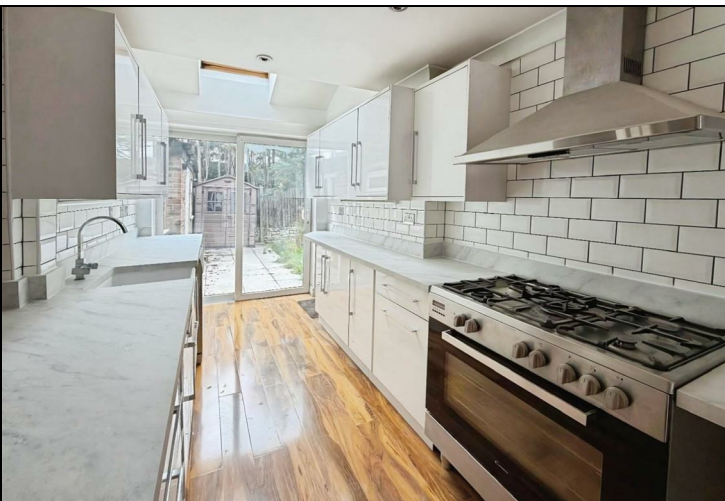
Ideally located within Worsley Village, the property is within catchment for highly regarded schools, close to local amenities, and offers excellent transport links into Manchester City Centre and beyond.

AI generated pictures used for potential use of space



## KEY FEATURES

- NO CHAIN
- EXTENDED
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- PRIVATE SOUTH FACING GARDEN
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- FIVE RECEPTION ROOMS
- EN-SUITE
- MOVE IN READY





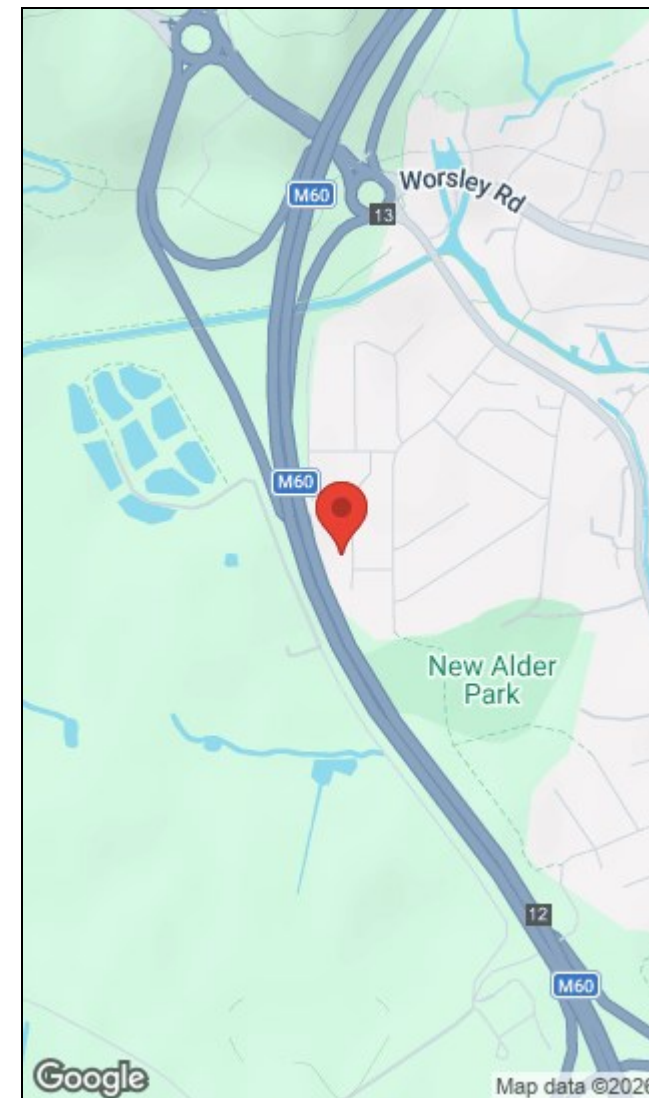


## Approximate Gross Internal Area 1848 sq ft - 171 sq m

Ground Floor Area 1059 sq ft – 98 sq m

First Floor Area 639 sq ft – 59 sq m

Second Floor Area 150 sq ft – 14 sq m



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current                                     | Potential | Current                                                         | Potential |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 52                                          | 62        |                                                                 |           |
| England & Wales                             |           | England & Wales                                                 |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                                         |           |

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