



**6 Granary Lane, Worsley**  
Manchester

In excess of  
**£240,000**



**Bedrooms: 4 | Bathrooms: 1 | Receptions: 1**

WELL PRESENTED FOUR BEDROOM DETACHED CANADIAN STYLE REVERSE LIVING HOUSE, SITUATED WITHIN THE POPULAR AND SOUGHT AFTER AREA OF MILL VIEW ESTATE.

This home is situated on a flat plot within easy reach of local shops, school and amenities, the rail link to Cardiff is a short walk away. This ideal family home is situated within a quiet cul-de-sac, overlooking Celtic Park. Approximately 1.4 miles from Maesteg Town centre and 7 miles from the M4 at Junction 36.

The property benefits from wonderful surrounding views, and comprises ground floor hallway, utility room, larger than average lounge/ dining room, kitchen and family shower room. Lower ground floor hallway and 4 bedrooms. Externally there is a driveway, generous sized front and rear gardens and a balcony area off the lounge which on a sunny day benefit from the panoramic views.

Viewing's come highly recommended.  
**GROUND FLOOR**

#### Entrance

uPVC door to front with glass panels to either side. Doorway to utility room. Double doors leading to hallway. Tiled floor.

#### Utility Room

Fitted with a range of wall and base units with tiled worktop. Tiled floor. uPVC double glazed window to front. Plumbed for automatic washing machine. Space for tumble dryer or dishwasher.

#### Hallway

Stairs leading down to lower ground floor. Wood and steel balustrade. Radiator. Door to storage area housing gas central heating boiler. Doors to lounge, kitchen and family shower room.

#### Family Shower Room

uPVC double glazed window to rear. 3 piece shower suite comprising low level w.c, stone bowl wash hand basin sitting on a ceramic tile counter top and double walk in shower with electric shower. Fully tiled walls and floor. Chrome heated towel rail.

## Kitchen

uPVC double glazed window to front. Fitted with a range of wall mounted and base units with worktop. Breakfast bar. 2 stainless steel sinks and drainer with mixer tap. Range gas cooker and chrome chimney extractor hood with chrome splashback. Integral fridge freezer. Tiled floor. Tiled splashbacks.

## Lounge/Dining Room

Double aspect room with uPVC double glazed windows to side and rear. uPVC double glazed French doors leading to decked balcony area with wrought iron balustrade. Laminate flooring. Modern electric granite feature fireplace. 2 radiators.

## LOWER GROUND FLOOR.

### Hallway

Carpeted staircase. Fitted carpet. Radiator. Doors to all bedrooms.

### Bedroom 1

uPVC double glazed window to side. Laminate flooring. Radiator. Full length fitted wardrobes.

### Bedroom 2

uPVC double glazed window to side. Laminate flooring. Radiator. Full length fitted wardrobes.

### Bedroom 3

uPVC double glazed window to rear. Laminate flooring. Radiator. Full length fitted wardrobes.

### Bedroom 4

uPVC double glazed french doors leading to rear garden. Laminate flooring. Radiator. Full length fitted wardrobes.

## EXTERIOR

### Front Garden

Paved driveway with wrought iron double gates. Gravelled area to side.

### Rear Garden

Rear and side gardens are laid to lawn and paved patio area leading to side entrance. Decked area leading to master bedroom. Block built outhouse with uPVC door and window.



## Mortgage Advice

PM Financial is the mortgage partner with MRE powered by eXp. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on or email us at (fees will apply on completion of the mortgage).







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