



Church Road, Manchester,

 3 |  2 |  3

£370,000



Property Details

Church Road, Manchester,

A truly stunning three-bedroom family home, perfectly positioned in the highly sought-after area of Walkden, Worsley. Beautifully presented throughout, this charming property effortlessly blends elegant period features with stylish modern décor, creating a warm and inviting home ready to move straight into.

Offering generous and versatile living space, the property boasts three well-proportioned reception rooms, ideal for modern family living. Whether you're looking for a cosy lounge, formal dining space or a home office/playroom, this home provides the flexibility to suit a range of lifestyles. The interiors are tastefully finished, with character features adding charm and individuality throughout.

The well-appointed kitchen is complemented by ample storage options across the property, ensuring practicality matches its aesthetic appeal. There are three spacious bedrooms, all beautifully decorated, along with two contemporary bathrooms designed with both comfort and style in mind.

Externally, the property continues to impress with attractive walled gardens offering a private and peaceful outdoor space, perfect for relaxing or entertaining. On-street parking is readily available.

Ideally located, the home is within easy reach of excellent local amenities, scenic parkland and superb motorway links, making it perfect for commuters and families alike.

A fabulous opportunity to acquire a characterful yet modern home in one of Worsley's most desirable locations.

Key Features

- Stylish, well-appointed kitchen with ample storage
- Three spacious and tastefully decorated bedrooms
- On-street parking readily available
- Conveniently located close to local amenities, scenic parkland, and excellent motorway links
- Move-in ready home in one of Worsley's most desirable locations

Kitchen

3.90m x 2.80m

Reception 1

3.80m x 2.70m

Reception 2

4.22m x 4.20m

Reception 3

4.32m x 3.80m

Washroom

1.46m x 0.82m

Main bedroom

4.51m x 4.21m

Ensuite

1.71m x 1.52m

Bedroom 2

3.80m x 2.70m

Bedroom 3

4.81m x 4.21m

Bathroom

3.50m x 2.56m

Anti Money Laundering Checks

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

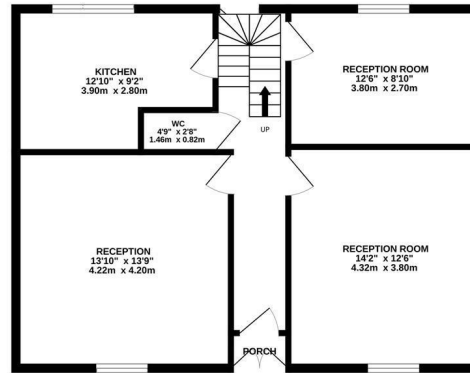
Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



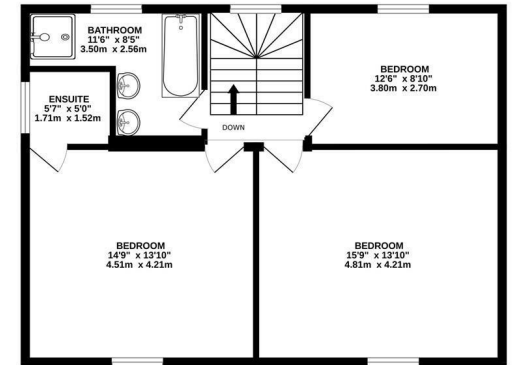
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GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.




TOTAL FLOOR AREA: 1376 sq.ft. (127.8 sq.m.) approx.

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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COUNCIL TAX BAND:

D

TENURE:

Freehold

EPC RATING:

C

LOCAL AUTHORITY:

Manchester