



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Manchester Road, Manchester, M28 3HL

### Offers Over £220,000

LOVELY THREE-BEDROOM HOME IN MANCHESTER

Nestled on Manchester Road in the charming area of Worsley, this well-maintained house offers a delightful blend of comfort and practicality. Upon entering, you are greeted by a generous reception room that provides an inviting space for relaxation and social gatherings. The dining room seamlessly connects to a well-equipped kitchen, making it an ideal setting for family meals and entertaining guests.

As you ascend to the first floor, you will discover two spacious bedrooms, each designed to provide a peaceful retreat. The well-appointed bathroom on this level ensures convenience and comfort for all residents.

Venturing to the second floor, you will find a versatile attic room, complete with a shower room and eaves storage, perfect for use as a guest suite, home office, or additional bedroom.

The property also boasts a rear yard that is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This home is perfect for those seeking a blend of modern living and traditional charm in a sought-after location. With its thoughtful layout and well-considered features, this property is sure to appeal to a variety of buyers.

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# Manchester Road, Manchester, M28 3HL

## Offers Over £220,000



- Tenure Leasehold
- On Street Parking
- Abundance Of Indoor Space
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Ideal Family Home
- Enclosed Low Maintenance Rear Yard
- EPC Rating D
- Viewing Essential
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed frosted door to vestibule.

#### Vestibule

3'9 x 3'4 (1.14m x 1.02m)  
Fusebox and door to reception room.

#### Reception Room

13'5 x 13'2 (4.09m x 4.01m)  
UPVC double glazed window, central heating radiator, electric fire, laminate flooring and door to inner hall.

#### Inner Hall

2'11 x 2'5 (0.89m x 0.74m)  
Smoke alarm, stairs to first floor, wood laminate flooring and door to dining room.

#### Dining Room

13'7 x 9'2 (4.14m x 2.79m)  
Central heating radiator, electric fire, wood laminate flooring, open access to under stairs storage and open access to kitchen.

#### Kitchen

12'7 x 6'3 (3.84m x 1.91m)  
UPVC double glazed window, wall and base units, laminate work tops, tiled splash backs, stainless steel one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, plumbed for washing machine, space for dryer, fridge freezer, tiled laminate flooring and composite frosted door to rear.

### First Floor

#### Landing

Part wood laminate flooring, doors to bedroom one, bedroom three, bathroom and stairs to second floor leading to bedroom two.

#### Bedroom One

13'5 x 10' (4.09m x 3.05m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bedroom Three

12'7 x 6'10 (3.84m x 2.08m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

#### Bathroom

6'3 x 6'2 (1.91m x 1.88m)  
UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, direct feed rainfall shower with rinse head, tiled elevation, spotlights and vinyl flooring.

#### Bedroom Two

13'7 x 8'4 (4.14m x 2.54m)  
UPVC double glazed window, laminate flooring and door to shower room.

### Shower Room

6'8 x 4'5 (2.03m x 1.35m)  
Velux window, direct feed shower with rinse head, part tiled elevation, tiled effect laminate flooring and open access to eave storage.

### External

#### Rear

Enclosed yard with artificial grass, paving and shed.

