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Church Vale, Worsley, Manchester

£425,000



Welcome to this exceptional four double bedroom detached family home, built by the highly regarded Eccleston Homes in 2019. Occupying one of the development's most desirable plots, the property enjoys an attractive open outlook towards St John's Church and benefits from not being overlooked to the front. Beautifully presented throughout and finished to a high specification, this superb home offers spacious and versatile accommodation perfectly suited to modern family living.

The accommodation comprises a welcoming entrance hallway with useful under-stair storage, a guest WC, integral garage and a stylish living room to the front elevation. To the rear is the true heart of the home, a stunning open-plan kitchen, dining and family room, flooded with natural light and offering ample space for entertaining and everyday family life. The kitchen is complemented by a separate utility room and enjoys direct access to the beautifully landscaped rear garden.

To the first floor are four generous double bedrooms, including a spacious principal bedroom with a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom, while the fourth bedroom offers excellent flexibility as a home office if required.

Externally, the property continues to impress. A driveway provides off-road parking for two vehicles in addition to the integral garage, while ample visitor parking can be found nearby. To the rear is a stunning landscaped garden, thoughtfully designed to create a low-maintenance outdoor space ideal for relaxing and entertaining.

The location is equally appealing. The property is within walking distance of two highly regarded primary schools and benefits from excellent transport links, including the Guided Busway, A580 East Lancashire Road and M60 motorway network. A wealth of local amenities are close by.



KEY FEATURES

- CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- INTERNAL GARAGE
- FOUR BEDROOMS
 - EN-SUITE
- UTILITY ROOM
- CLOSE TO AMENITIES
- OPEN PLAN KICTHEN/DINING/LIVING AREA



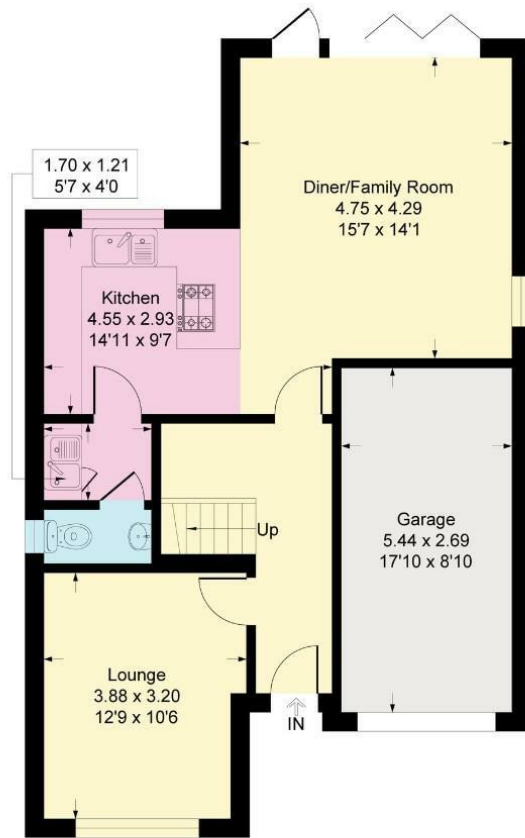




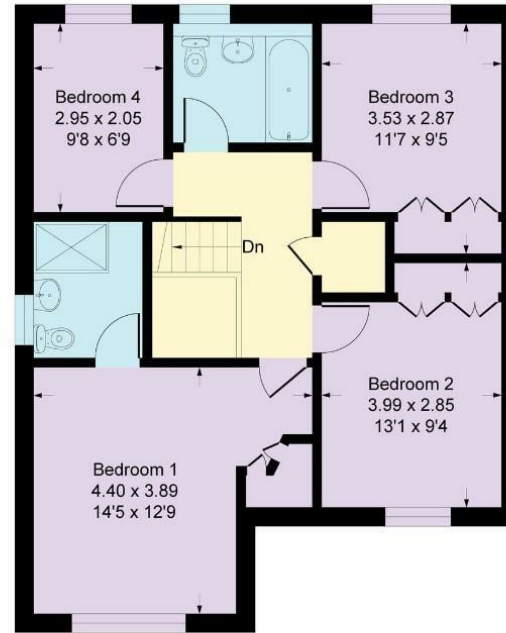
Approximate Gross Internal Area = 118.4 sq m / 1275 sq ft

Garage = 14.6 sq m / 158 sq ft

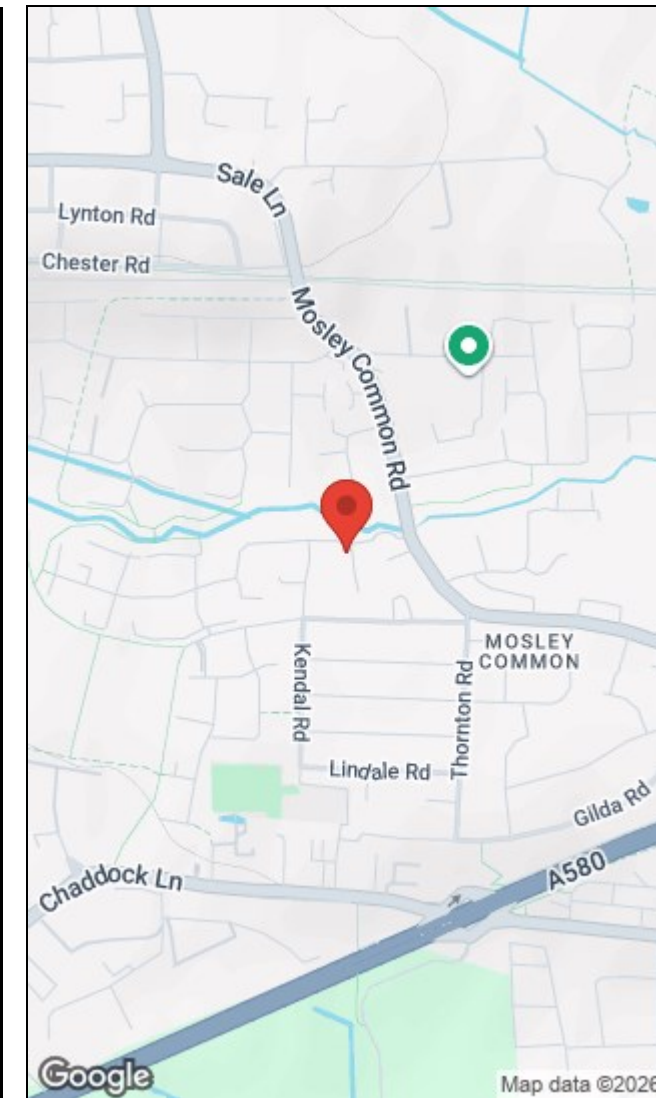
Total = 133.0 sq m / 1433 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	94	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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