



## Falconwood Chase, Manchester, M28 1FG

£400,000

Nestled in the charming area of Falconwood Chase, Worsley, Manchester, this delightful townhouse offers a perfect blend of comfort and modern living. With designated parking spaces, convenience is at your doorstep, making it an ideal choice for families and professionals alike.

As you enter the property, you are greeted by a spacious ground floor that features a utility room and a convenient WC, alongside two inviting reception rooms. These versatile spaces are perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to maximise both functionality and comfort.

Moving to the first floor, you will find a well-appointed kitchen that is sure to inspire your culinary adventures. Adjacent to the kitchen is the main reception room, which provides a warm and welcoming atmosphere, perfect for relaxation and family gatherings.

The second floor boasts three generously sized bedrooms, ensuring ample space for everyone. One of the bedrooms features an ensuite bathroom, offering a private retreat for the homeowner. Additionally, a family bathroom serves the other bedrooms, providing convenience for all.

The large rear garden is a standout feature of this property, offering a tranquil outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- EPC Rating TBC
- Council Tax Band E
- Tenure TBC
- Three Bedrooms
- Three Receptions
- Ideal Family Home
- Sought After Location
- Viewing Essential
- Low Maintenance Exteriors
- End Town House

## Entrance

UPVC door with window to entrance hall.

## Ground Floor

### Entrance Hall

19 x 6'1 (5.79m x 1.85m)

Doors to two reception rooms, utility room and WC, central heating radiator.

### Reception Room Two

16 x 8'2 (4.88m x 2.49m)

Central heating radiator, spotlights, UPVC sliding doors to the front of the property.

### Reception Room Three

9'9 x 8'2 (2.97m x 2.49m)

UPVC double glazed window, central heating radiator, UPVC French doors to rear.

### WC

5'6 x 2'4 (1.68m x 0.71m)

Dual flush WC, pedestal wash basin, direct feed shower with rinse head, fully tiled elevations.

### Utility Room

6'1 x 5'3 (1.85m x 1.60m)

## First Floor

### Landing

Doors to kitchen and main reception area, stairs to second floor.

### Kitchen

8'7 x 8'4 (2.62m x 2.54m)

UPVC double glazed window, central heating radiator, panelled in frame wall and base units, laminate worktop, tiled splashback, one and a half sink with double draining board with mixer tap, gas hob, integrated double oven, integrated extractor fan, integrated fridge/freezer, integrated dishwasher and washing machine.

### Reception Room One

17'6 x 15 (5.33m x 4.57m)

UPVC double glazed window, central heating radiator, French doors.

## Second Floor

## Landing

Doors leading to bedroom one, two, three and bathroom.

### Bedroom One

12'4 x 8'7 (3.76m x 2.62m)

UPVC double glazed window, central heating radiator, door to ensuite.

### Ensuite

8'7 x 2'4 (2.62m x 0.71m)

UPVC double glazed window, dual flush WC, wall mounted wash basin with mixer tap, direct feed walk in shower, partially tiled elevations.

### Bedroom Two

10'9 x 8'7 (3.28m x 2.62m)

UPVC double glazed window, central heating radiator.

### Bedroom Three

9'5 x 6 (2.87m x 1.83m)

UPVC double glazed window, central heating radiator.

### Bathroom

6 x 5'5 (1.83m x 1.65m)

UPVC double glazed window, dual flush WC, pedestal wash basin with traditional taps, panel bath, partially tiled elevations.

## External

### Front

Two parking spaces, concrete driveway, laid to lawn grass.

### Rear

Laid to lawn grass, paved path from side external.



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