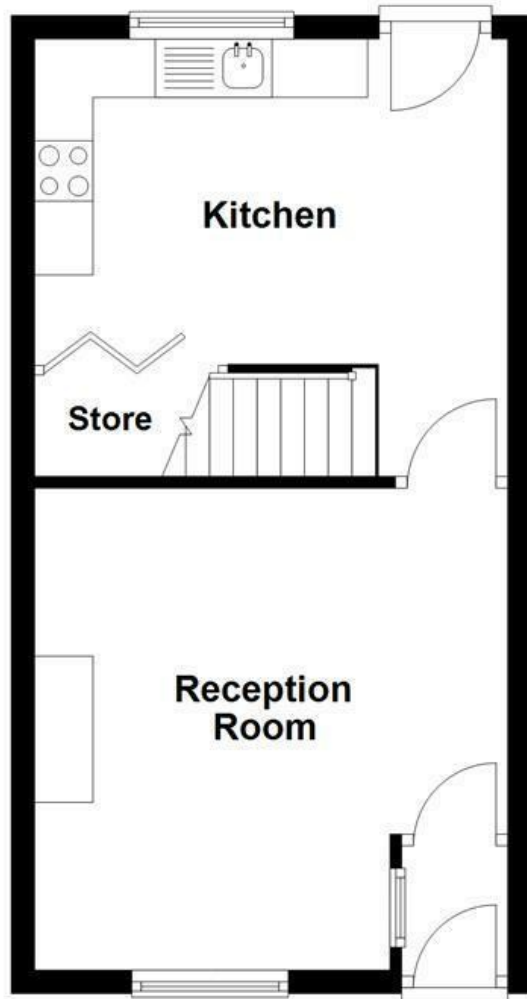
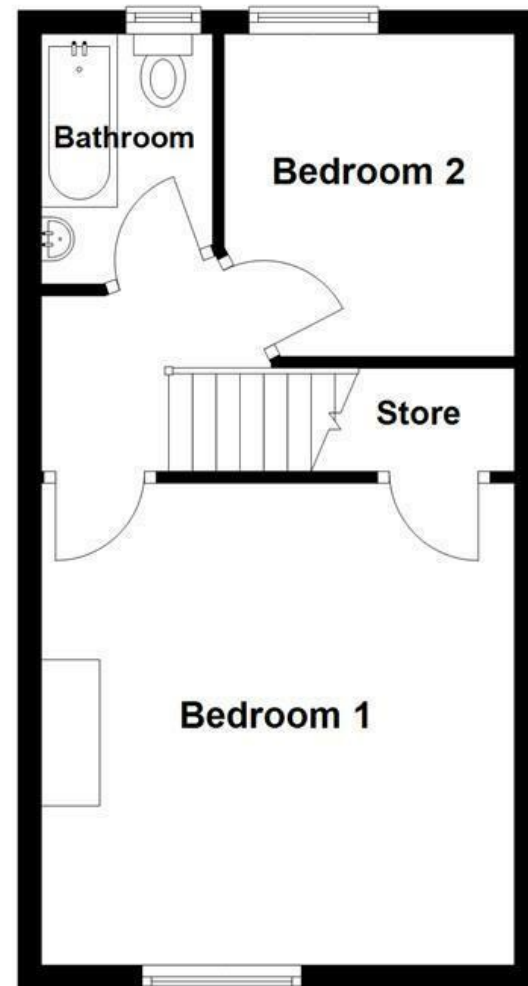


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.

Hilton Lane, Worsley, M28 0SS

£150,000

COSY TWO BEDROOM HOME IDEAL FOR A PROFESSIONAL COUPLE OR SMALL FAMILY

Nestled on Hilton Lane in the charming area of Worsley, Manchester, this delightful house presents an excellent opportunity for small families or professional couples seeking a comfortable and convenient living space. The property boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The location is particularly advantageous, offering easy access to local amenities and transport links, making it an ideal base for those who commute or enjoy the vibrant lifestyle that Manchester has to offer. The low maintenance exteriors of the house ensure that you can spend more time enjoying your home and less time on upkeep.

One of the standout features of this property is the large back garden, providing ample space for outdoor activities, gardening, or simply relaxing in the fresh air. This outdoor area is perfect for children to play or for hosting summer barbecues with friends and family.

In summary, this house on Hilton Lane is a wonderful choice for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its spacious interiors and lovely garden, it truly offers a perfect blend of convenience and comfort.

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Hilton Lane, Worsley, M28 0SS

£150,000

 **2**  **1**  **1**  **D**

- Beautifully Presented Mid Terrace Property
- Modern Fitted Kitchen
- On Street Parking
- EPC Rating D
- Two Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band A

Ground Floor

Entrance Vestibule

3'6 x 3'0 (1.07m x 0.91m)

Composite double glazed frosted front door, hardwood single glazed frosted window, wood effect flooring and door to reception room.

Reception Room

13'6 x 13'0 (4.11m x 3.96m)

UPVC double glazed leaded window, central heating radiator, wall mounted electric fire, television point, integrated storage and shelving with downlights, wood effect flooring and door to kitchen.

Kitchen

13'3 x 12'3 (4.04m x 3.73m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate work surfaces and splashback, composite sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for wine fridge, plumbing for washing machine, coving, spotlights, tiled flooring, folding door to understairs storage with space for fridge freezer, UPVC double glazed door to rear and stairs to first floor.

First Floor

Landing

5'8 x 4'10 (1.73m x 1.47m)

Loft access, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

13'6 x 13'5 (4.11m x 4.09m)

UPVC double glazed window, central heating radiator and door to over stairs storage.

Bedroom Two

9'5 x 8'6 (2.87m x 2.59m)

UPVC double glazed window, central heating radiator and coving.

Bathroom

7'1 x 4'10 (2.16m x 1.47m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with waterfall mixer tap and overhead direct feed shower, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with paving, artificial lawn and bedding areas.



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