



**11 Laughton Avenue, Worsley, Manchester, M28 1GJ**  
**Offers over £400,000**

## The Property Perspective

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PERSPECTIVE

Situated in the highly sought-after area of Worsley, Laughton Avenue enjoys an enviable position within one of Greater Manchester's most desirable residential locations. Worsley is renowned for its historic charm, picturesque canal walks, and excellent selection of restaurants, cafés and independent shops, particularly around Worsley Green and the Bridgewater Canal. The area benefits from well-regarded local schools and plentiful green space, including Worsley Woods and RHS Garden Bridgewater. For commuters, there is easy access to the M60, M61 and M62 motorway networks, providing straightforward travel across Manchester and beyond, making it ideal for professionals and families alike.

Built in 2020, this modern detached three-bedroom home offers stylish and well-proportioned accommodation throughout. The ground floor comprises a spacious and welcoming living room, along with a contemporary kitchen/diner featuring double doors that open onto the rear garden, creating an excellent space for both everyday living and entertaining. A convenient WC completes the ground floor. To the first floor are three well-sized bedrooms, including a main bedroom with en suite, alongside a modern family bathroom. Externally, the rear garden is laid to patio and benefits from side access leading to the driveway and the property's garage, while the front provides off-road parking.

### Front Of Property

Tandem driveway and garage.

### GROUND FLOOR

#### Living Room 15'8" x 10'9" (4.8m x 3.3m)

Wood floor, bay window to front, painted walls, two radiators.

#### Kitchen/Diner 16'8" x 10'9" (5.1m x 3.3m)

Wall mounted and base units, integrated oven, gas hob, extractor, fridge freezer, dishwasher, integrated washing machine, wood floor, window to rear, double doors to garden, painted walls, boiler.

#### Cloaks/WC 4'11" x 2'11" (1.5m x 0.9m)

Toilet, sink, tiled floor, painted walls, window to front.

### FIRST FLOOR

#### Bedroom 11'9" x 8'10" (3.6m x 2.7m)

Front facing, window to front, large integrated wardrobe, carpet, painted and wallpaper walls, radiator.

#### En Suite 8'2" x 2'11" (2.5m x 0.9m)

Walk in shower, toilet, sink, window to side, tiled floor, tiled and painted walls, radiator.

#### Bedroom 11'5" x 8'10" (3.5m x 2.7m)

Rear facing, carpet, window to rear, painted and wallpaper walls, radiator.

#### Bedroom 10'9" x 8'6" (3.3m x 2.6m)

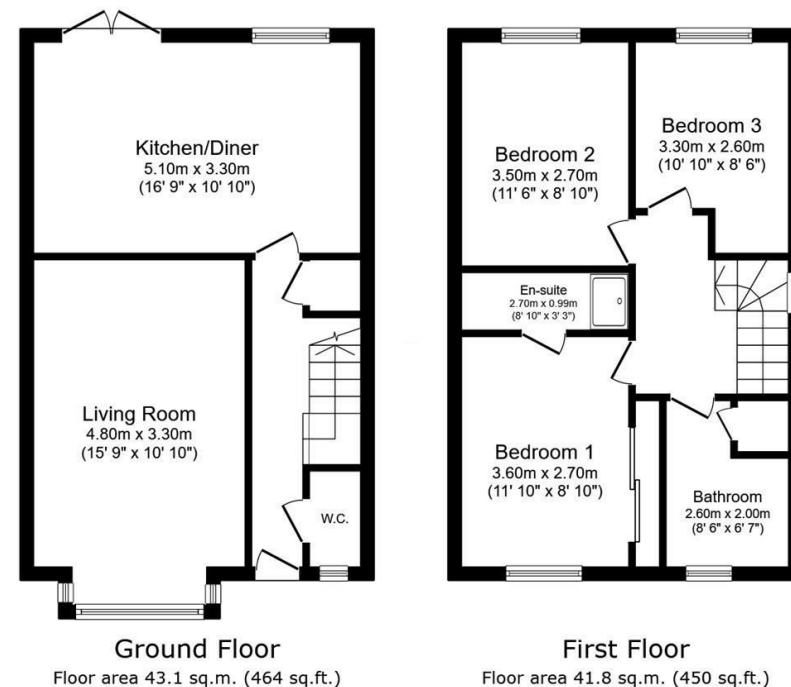
Rear facing, carpet, window to rear, painted and wallpaper walls, radiator.

#### Bathroom 8'6" x 6'6" (2.6m x 2m)

Three piece suite with over bath shower, tiled floor, painted and tiled walls, window to rear, storage cupboard over stairs, radiator.

#### Rear Garden

Laid to patio with side access to driveway and garage.



Total floor area: 84.9 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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