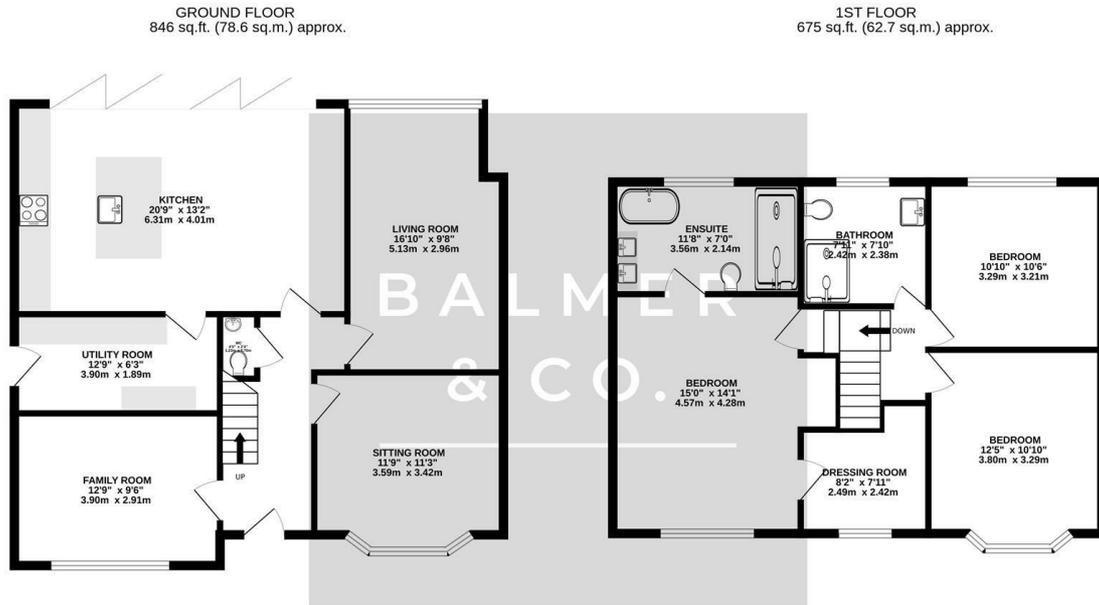


Edge Fold Road, Worsley, M28 7GE  
£595,000



BALMER & CO are delighted to offer FOR SALE this stunning four bedroom semi-detached family home, located on the ever popular Edge Fold Road in Worsley. Immaculately presented throughout whilst offering spacious and versatile living accommodation it is a true credit to it's current owners who have lovingly improved the property during their time here. Comprising in brief; entrance hallway with w.c, bay fronted reception room, second reception room (currently used as a play room), third reception room with stunning Apex window, large kitchen/diner with central island complete with Vellamo 3in1 instant hot water tap and bi-fold doors leading out to the rear garden. A separate utility room with fitted storage cupboards completes the ground floor. To the first floor is a split staircase, three well proportioned double bedrooms, the master benefitting from a five piece bathroom suite complete with double basins. The fourth bedroom is currently being used as a walk in wardrobe off the master but can easily be converted back to a single bedroom if required. Externally, the property has a large driveway to the front of the property providing ample off-road parking whilst to the rear, there is a good sized, enclosed South facing garden with both hot and cold outside taps. Early viewings highly recommended, all enquiries welcome.

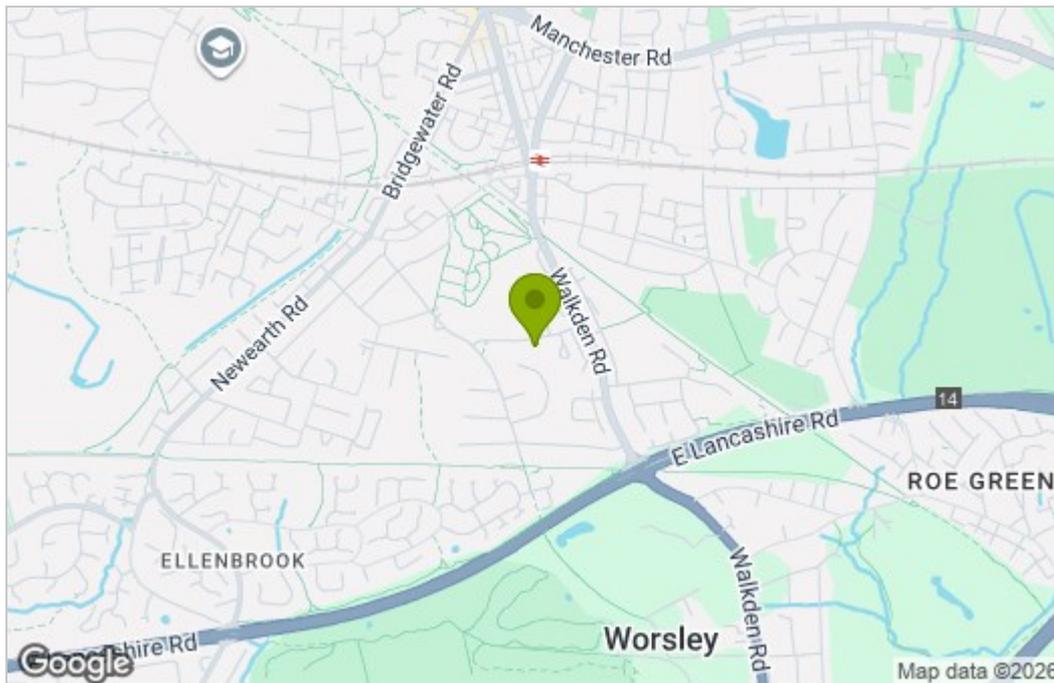
## Floor Plan



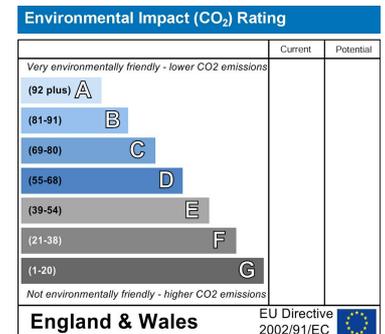
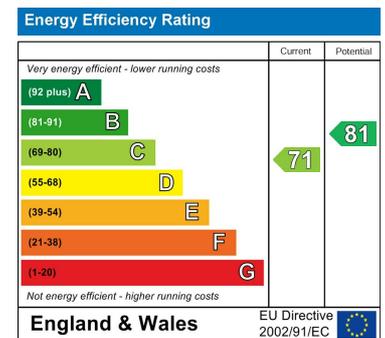
TOTAL FLOOR AREA: 1521 sq.ft. (141.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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.