



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			
		69	83

England & Wales EU Directive 2002/91/EC

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## Chilham Road, Worsley, M28 3DP

£1,395 Per Month

BEAUTIFUL THREE BEDROOM DETACHED PROPERTY.

Nestled on the charming Chilham Road in Worsley, Manchester, this stunning three-bedroom house offers a perfect blend of comfort and modern living. As you step inside, you are welcomed by a cozy reception room, ideal for relaxing or entertaining guests. The heart of the home is undoubtedly the large kitchen, which provides ample space for culinary creations and family gatherings.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The bathroom is equipped with modern fixtures and fittings, adding a touch of elegance to your daily routine.

One of the standout features of this home is the very large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. This expansive outdoor space is perfect for families or anyone who appreciates the beauty of nature.

With its appealing location and thoughtful design, this property is an excellent choice for those seeking a comfortable and stylish home in Worsley. Don't miss the chance to make this

# Chilham Road, Worsley, M28 3DP

£1,395 Per Month



- Detached Property
- Spacious Reception Room
- On Street Parking
- Three Bedrooms
- Four Piece Bathroom
- Close Proximity to Local Amenities
- Fitted Kitchen
- Enclosed Rear Garden
- Excellent Transport and Commuter Routes

## Ground Floor

### Entrance Hallway

5'8 x 3'9 (1.73m x 1.14m)

UPVC double glazed front entrance door, central heating radiator, wood effect flooring, stairs to the first floor and door to the reception room.

### Reception Room

15' x 12'3 (4.57m x 3.73m)

UPVC double glazed bay window, central heating radiator, electric fire with granite surround and wooden mantel, coving, wood effect flooring and door to the kitchen.

### Kitchen

19'1 x 11'5 (5.82m x 3.48m)

UPVC double glazed windows, central heating radiator, range of wood effect wall and base units with granite effect surfaces, electric double oven in a high rise unit, four ring gas hob, extractor hood, composite one and a half bowl sink, plumbing for washing machine, space for fridge freezer, spotlights, wood effect flooring, door to storage, UPVC double glazed door and French doors to the rear.

## First Floor

### Landing

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed frosted window, loft access, smoke alarm and doors to three bedrooms and bathroom.

### Bedroom One

15'1 x 8'9 (4.60m x 2.67m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Two

11'5 x 8'9 (3.48m x 2.67m)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Three

9'9 x 6'1 (2.97m x 1.85m)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

8'3 x 6' (2.51m x 1.83m)

UPVC double glazed frosted window, chrome heated towel

rail, dual flush WC, pedestal wash basin, panelled bath, electric feed shower unit, tiled elevations and lino flooring.

## External

### Front

Enclosed gated front garden.

### Rear

Laid to lawn garden with paving, raised beds and side access to front..

## Agents Notes

Council Tax Band C.  
EPC Rating C.



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