



(Plot 6) 3 Lavender Gardens, Worsley
Manchester

£1,100,000

(Plot 6) 3 Lavender Gardens

Manchester

Only 2 plots left. Lavender Gardens offers luxury 6-bed detached homes (Plot 6: 2,720 sq ft) in gated Worsley. Grade A EPC, solar panels, EV charging, private gardens, double garage. From £975,000. Council Tax band: G

Tenure: Leasehold

- A New Build Development of Just 8 Individually Designed 6/5 Bedroom Detached Family Homes
- Plot 6 is located in a quiet spot of the development
- Six Bedrooms & Four Bathrooms
- Modern Kitchen & Bathrooms Throughout
- Each property is set within its own unique plot with private gardens, driveway parking, and a double garage
- Located within the Broadoak Park area of the historical village of Worsley
- Walking distance to Broadoak Primary and Bridgwater School
- Easy access to Manchester City Centre and the Regions Motorway Links



Hallway

Snug

11' 2" x 10' 10" (3.40m x 3.30m)

Dining Room

12' 2" x 10' 2" (3.70m x 3.09m)

Lounge

14' 8" x 12' 10" (4.47m x 3.92m)

Kitchen/Breakfast Room

12' 10" x 31' 2" (3.90m x 9.50m)

Utility Room

4' 11" x 10' 1" (1.51m x 3.07m)

Wc

First Floor Landing

Oak spindle staircase to the first floor level with internal doors through to five bedrooms and three bathrooms on this floor:

Bedroom Two

12' 3" x 15' 4" (3.74m x 4.68m)

Window to the front elevation. Internal door through to Jack & Jill bathroom.

Jack & Jill Shower Room

6' 11" x 12' 2" (2.10m x 3.70m)

Modern tiled en-suite with double walk in shower, low level W.C and wash basin.

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

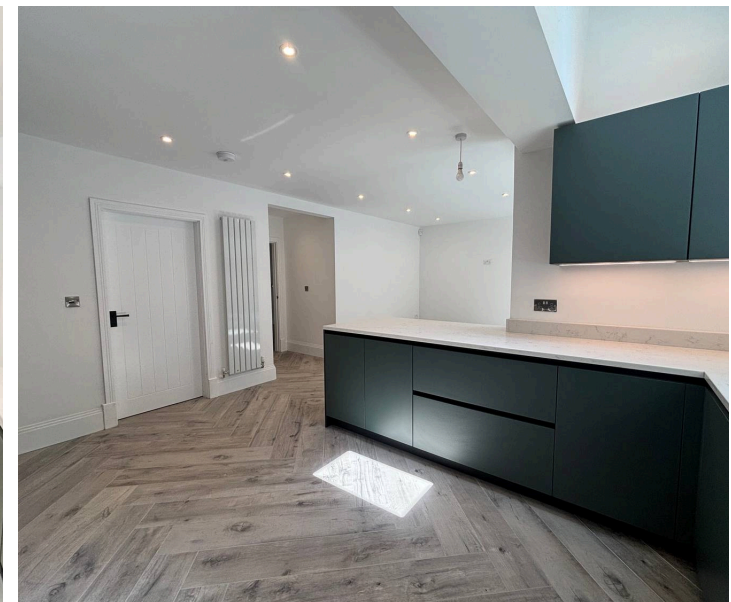
Window to the rear elevation. Internal door through to Jack & Jill bathroom.

Bedroom Four

9' 7" x 16' 1" (2.93m x 4.89m)

Window to the rear elevation. Internal door through to the en-suite.

En-Suite Shower Room



Hallway

Snug

11' 2" x 10' 10" (3.40m x 3.30m)

Dining Room

12' 2" x 10' 2" (3.70m x 3.09m)

Lounge

14' 8" x 12' 10" (4.47m x 3.92m)

Kitchen/Breakfast Room

12' 10" x 31' 2" (3.90m x 9.50m)

Utility Room

4' 11" x 10' 1" (1.51m x 3.07m)

Wc

First Floor Landing

Oak spindle staircase to the first floor level with internal doors through to five bedrooms and three bathrooms on this floor:

Bedroom Two

12' 3" x 15' 4" (3.74m x 4.68m)

Window to the front elevation. Internal door through to Jack & Jill bathroom.

Jack & Jill Shower Room

6' 11" x 12' 2" (2.10m x 3.70m)

Modern tiled en-suite with double walk in shower, low level W.C and wash basin.

Bedroom Three

12' 2" x 11' 2" (3.71m x 3.40m)

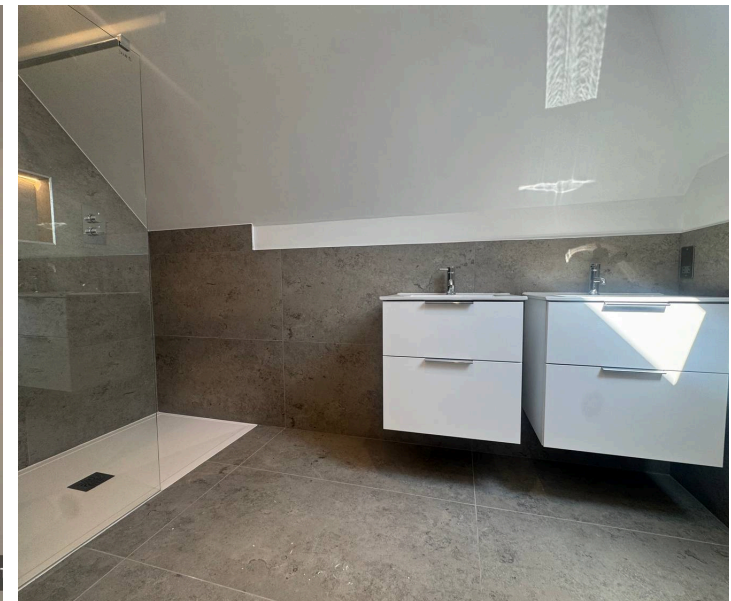
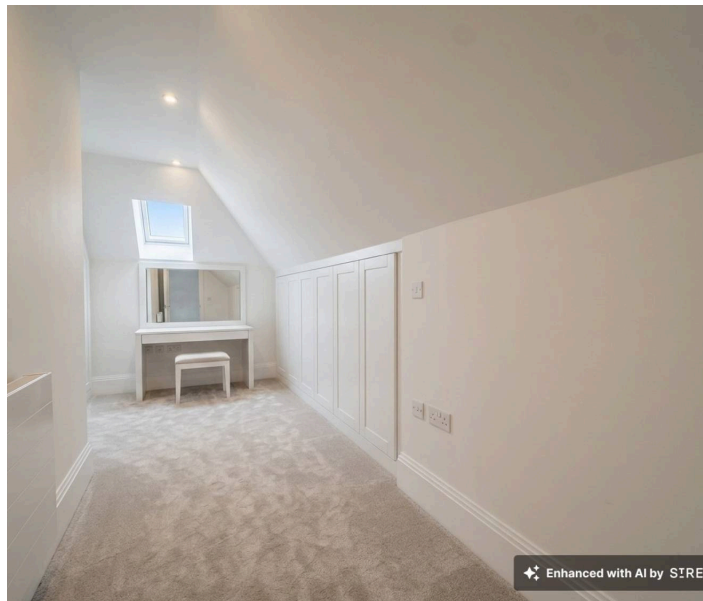
Window to the rear elevation. Internal door through to Jack & Jill bathroom.

Bedroom Four

9' 7" x 16' 1" (2.93m x 4.89m)

Window to the rear elevation. Internal door through to the en-suite.

En-Suite Shower Room



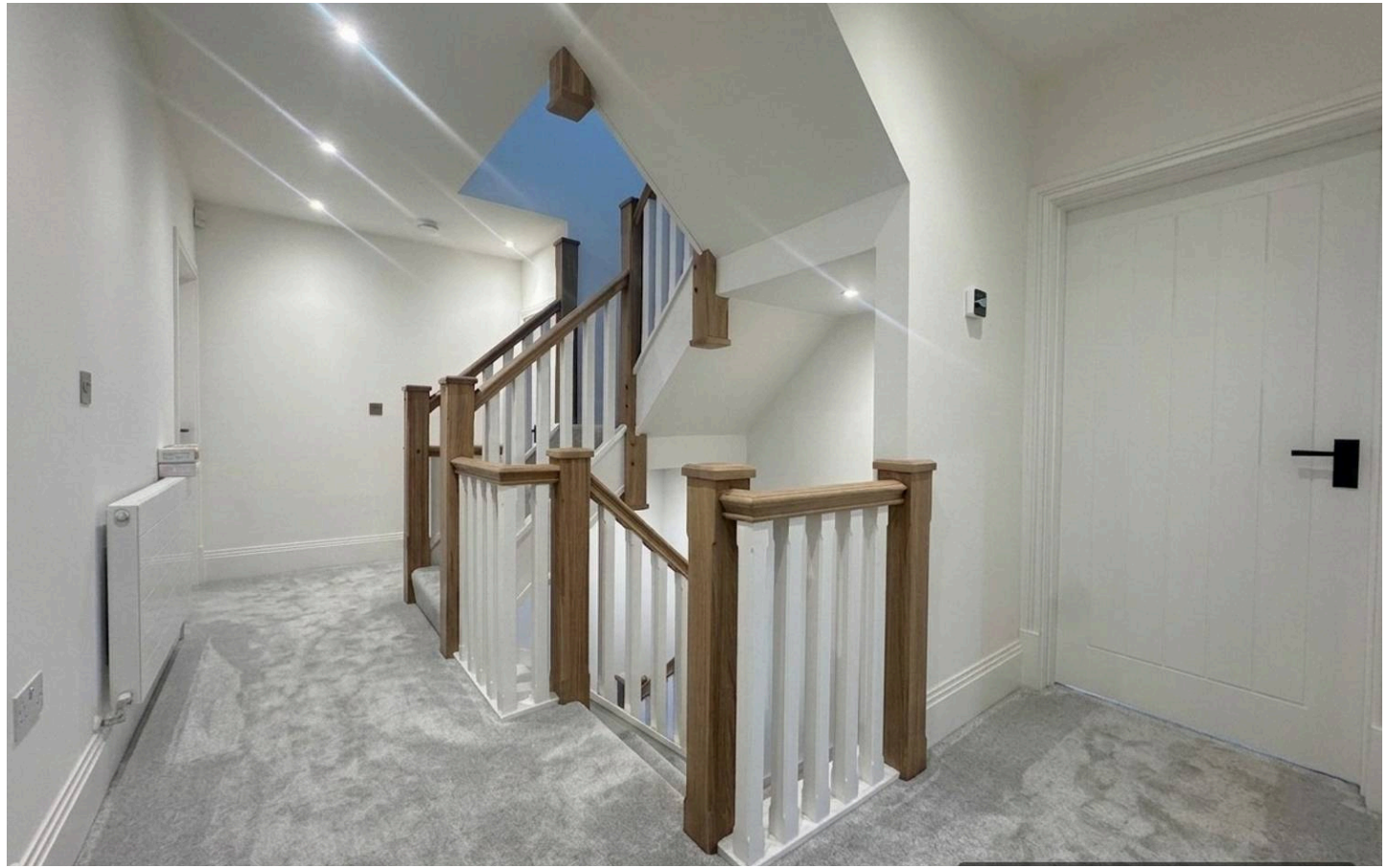
REAR GARDEN

A beautifully landscaped rear garden with patio area and neat lawn, perfect for family time and outdoor entertaining.

DRIVEWAY

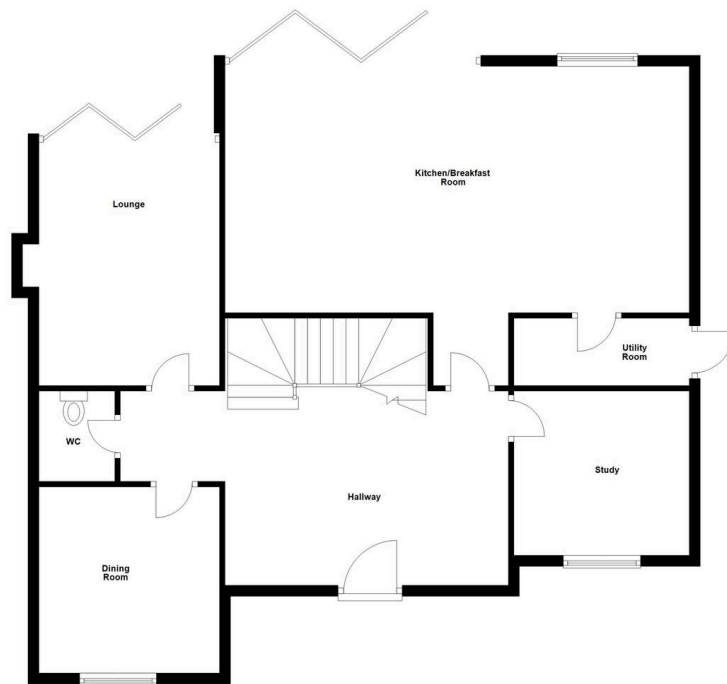
2 Parking Spaces

Driveway parking leading to the double detached garage fitted with an E.V car charger.

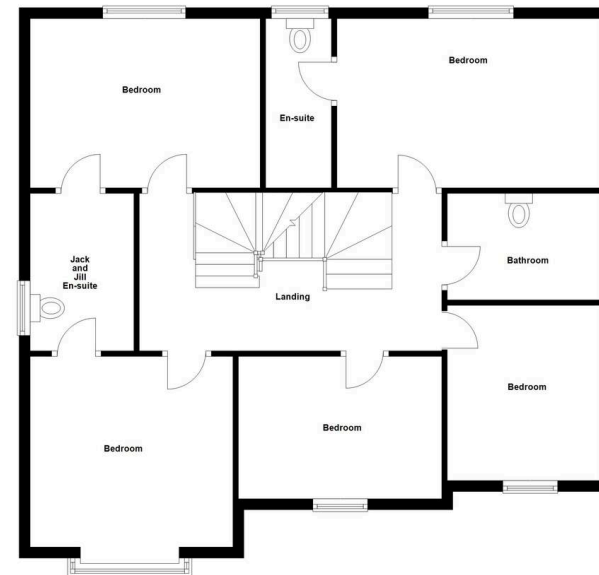




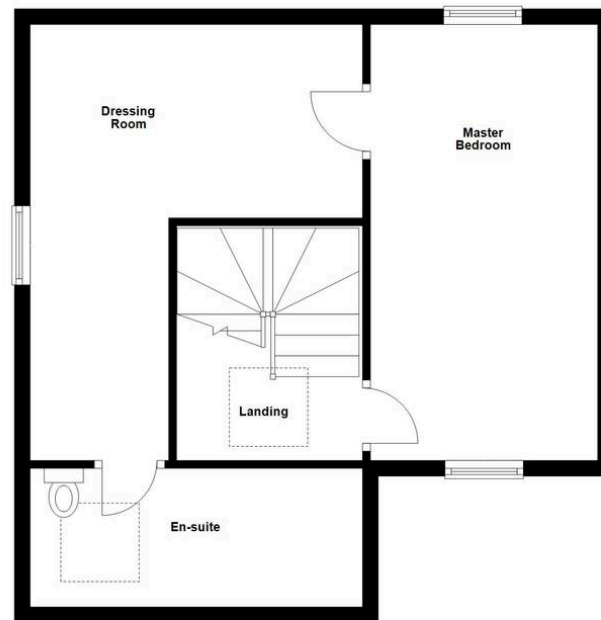
Ground Floor



First Floor



Second Floor



Briscombe

Briscombe, 9 Barton Road, Worsley – M28 2PD

0161 793 0007

hello@briscombe.co

www.briscombe.co