



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Crosslands Road, Manchester, M28 1JH

### £350,000

AN EXQUISITE EXTENDED FAMILY HOME

Nestled on the sought-after Crosslands Road in Worsley, Manchester, this exceptional semi-detached family home is a true gem. The property has been thoughtfully transformed, featuring an impressive ground floor extension that enhances its spaciousness and modern appeal.

As you step inside, you will be greeted by a bright and airy atmosphere, thanks to the open plan kitchen, dining, and living area that serves as the heart of the home. This expansive space is perfect for family gatherings and entertaining guests, providing a seamless flow between cooking, dining, and relaxation. The modern fixtures and fittings throughout the home add a touch of elegance and comfort, making it an ideal setting for any growing family.

The property boasts four well-proportioned bedrooms, ensuring ample space for everyone. With two stylish bathrooms, morning routines will be a breeze, accommodating the needs of a busy household.

Outside, the home is not overlooked, offering a sense of privacy and tranquility. The front and rear gardens provide delightful outdoor spaces for children to play or for family barbecues during the warmer months. Additionally, the driveway offers convenient off-road parking, a valuable feature in this desirable location.

# Crosslands Road, Manchester, M28 1JH

£350,000



- Four Well Proportioned Bedrooms
- EPC Rating C
- Sought After Location
- Easy Access To Major Network Links
- Tenure Leasehold
- Off Road Parking
- Open Plan Living/Dining/Kitchen Area
- Council Tax Band C
- Ideal Family Home With Viewing Essential
- Ample Rear Garden Space

## Ground Floor

### Entrance

UPVC double glazed door to porch.

### Porch

9'4 x 3'11 (2.84m x 1.19m)

Two UPVC double glazed windows, storage cupboard and hardwood single glazed frosted door to hall.

### Hall

13'1 x 7'9 (3.99m x 2.36m)

Central heating radiator, spotlights, storage cupboard, wood effect laminate flooring, doors to bathroom, reception room and open plan kitchen/dining room/family room.

### Bathroom

10'7 x 5'10 (3.23m x 1.78m)

UPVC double glazed window, heated towel rail, vanity top wash basin with mixer tap, dual flush WC, tiled panel bath with direct feed shower and mixer tap, spotlights, tiled elevation and lino flooring.

### Reception Room

13'2 x 11'9 (4.01m x 3.58m)

UPVC double glazed bay window, central heating radiator and television point.

### Open Plan Kitchen/Reception /Dining

24'1 x 21'2 (7.34m x 6.45m)

Two Velux windows, three central heating radiators, range of white gloss wall and base units, silstone surface and splash back, inset composite sink with mixer tap, integrated electric high rise Bosch oven and combi Bosch microwave, four ring induction hob, extractor hood, integrated full length fridge, three quarter freezer, Bosch dishwasher, integrated Worcester boiler, pull out drawers, pan drawers, larder unit, spotlights, television point, open fireplace, breakfast bar, USB sockets, Amtico flooring, two UPVC double glazed sliding doors to rear and door to utility room.

### Utility Room

6' x 5'8 (1.83m x 1.73m)

Plumbed for washing machine, extractor fan and Amtico flooring.

## First Floor

### Landing

8'9 x 7'9 (2.67m x 2.36m)

Smoke alarm, doors to four bedrooms, shower room and storage cupboard.

### Bedroom One

13'6 x 11' (4.11m x 3.35m)

UPVC double glazed bay window, central heating radiator, fitted wardrobe, two feature wall lights and USB sockets.

### Bedroom Two

12' x 10'5 (3.66m x 3.18m)

UPVC double glazed window, central heating radiator and fitted wardrobe.

### Bedroom Three

17'9 x 5'9 (5.41m x 1.75m)

Two UPVC double glazed windows, UPVC double glazed frosted window, two central heating radiators, two feature wall lights, fitted desk/study furniture and wood effect laminate flooring.

### Bedroom Four

8'10 x 7'2 (2.69m x 2.18m)

UPVC double glazed window, central heating radiator, loft access, integrated desk and wood effect laminate flooring.

### Shower Room

7'7 x 5'9 (2.31m x 1.75m)

UPVC double glazed frosted window, central heating radiator, low flush WC, vanity top wash basin with mixer tap, double direct feed shower enclosure, tiled elevation, extractor fan, spotlights, vanity spotlight and lino flooring.

### External

### Rear

Enclosed paved garden with stone chippings and storage shed.

### Front

Built in storage to front of property and off road parking.



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