



Simpson Grove, Worsley, M28 1LY

Offers Over £530,000

AN EXQUISITE DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT

Nestled in the charming Simpson Grove, Worsley, this exquisite detached family home stands proudly on the largest plot within a newly developed estate. Offering an abundance of both indoor and outdoor space, this property is a true gem for families seeking comfort and style. As you step inside, you are greeted by an impressive open plan kitchen diner, perfect for family gatherings and entertaining guests. The spacious living area provides a warm and inviting atmosphere, while an additional office space caters to those who may work from home or require a quiet area for study. The modern fixtures and fittings throughout the home enhance its appeal, ensuring a contemporary yet welcoming environment.

This delightful residence boasts four generously sized double bedrooms, providing ample space for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze. The neutral decoration throughout allows for personal touches, making it easy to envision your own style in this lovely home. The detached garage allows for additional storage space or a private space for your car with a newly installed electric car charger.

Set back from the rest of the estate, this property offers a sense of privacy and tranquillity, making it a picturesque retreat for you and your family. Its prime location is another significant

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(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	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Simpson Grove, Worsley, M28 1LY

Offers Over £530,000

 4  2  1  B

- Exceptional Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating B
- Four Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Wrap Around Gardens
- Council Tax Band TBC

Ground Floor

Entrance Hallway

13'5 x 9'4 (4.09m x 2.84m)

Composite double glazed front entrance door, UPVC double glazed window, central heating radiator, smoke alarm, understairs storage, wood effect flooring and doors to reception room, office, WC and open plan dining kitchen.

Office

9'1 x 7'2 (2.77m x 2.18m)

UPVC double glazed window and central heating radiator.

WC

6'1 x 3'3 (1.85m x 0.99m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, extractor fan and wood effect flooring.

Reception Room

16'1 x 11'3 (4.90m x 3.43m)

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

Kitchen

27'8 x 14'8 (8.43m x 4.47m)

Three Velux windows, two central heating radiators, range of black matte wall and base units with granite effect surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, electric double oven in a high rise unit, four ring gas hob, extractor hood, integrated fridge freezer and dishwasher, centre island, television point, spotlights, wood effect flooring and two sets of UPVC double glazed French doors to the rear.

Utility Room

9'1 x 4'10 (2.77m x 1.47m)

UPVC double glazed window, central heating radiator, range of matte wall and base units with granite effect surfaces, stainless steel sink with drainer and mixer tap, integrated washing machine, boiler, extractor fan and wood effect flooring.

First Floor

Landing

16'10 x 6' (5.13m x 1.83m)

UPVC double glazed window, central heating radiator, loft access, smoke alarm, storage cupboard and doors to four bedrooms and bathroom.

Bedroom One

11'11 x 11'6 (3.63m x 3.51m)

UPVC double glazed window, two central heating radiators, television point and door to the en suite.

En Suite

11'6 x 3'10 (3.51m x 1.17m)

UPVC double glazed frosted window, central heating towel rail, direct feed shower unit, pedestal wash basin, tiled elevations, spotlights, extractor fan and tile effect flooring.

Bedroom Two

11'6 x 9'6 (3.51m x 2.90m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'6 x 9'1 (3.51m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Four

11'1 x 9'6 (3.38m x 2.90m)

UPVC double glazed window and central heating radiator.

Bathroom

7'5 x 5'8 (2.26m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, dual flush WC, pedestal wash basin, tiled elevations, spotlights, extractor fan and tile effect flooring.

External

Front

Laid to lawn garden with planted beds, paving and off road parking.

Rear

Wrap around garden with mature shrubs, paved patio and planted beds.



Tel: 01617939622

www.keenans-estateagents.co.uk