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Worsley Road, Worsley, Manchester, M28 2WG Per Calendar Month £4,995 Per Calendar Month



***** FIVE DOUBLE BEDROOMS, TWO EN SUITE BATHROOMS, GOOD SIZE FAMILY/KITCHEN/DINING ROOM, UTILITY, DOUBLE GARAGE, ENCLOSED SIZEABLE CORNER PLOT WITH ELECTRIC GATE ACCESS *****

Situated upon an enviable corner plot location this superb five bedroomed detached house known as The Old Station Cottage boasting Oak doors, spotlights, fitted carpets, composite front access door and Upvc windows and doors.

A wide entrance hall leads to an open plan modern fitted kitchen/dining/family room benefiting from solid wood wall and base units, granite worktops, tiled splash backs, five ring gas hob, dishwasher, microwave, coffee machine and an inset American fridge-freezer. A central island to the kitchen provides further storage and a breakfast bar seating area. A good sized lounge to the front elevation leads to a playroom/home office area. A second hallway allows access to a guest w.c, utility room, storage cupboard and integral access to the double garage fitted with a remote access door and housing the property's Ideal boiler and water tank. A solid wood spindled staircase leads to a good sized landing allowing access to the loft space and providing access to five double bedrooms of great size, two modern styled en suite bathrooms and a family bathroom with a five piece bathroom suite comprising of a corner spa bath, corner shower, w.c, bidet and hand wash basin.

Externally, the property is well cared for and allows for off road parking for multiple vehicles. The rear garden boasts an Indian stone patio, raised decking area and raised bark covered borders whilst decorative stone pathways allow access to all sides of the property. Security lighting and an intruder alarm are in place.

Located well for those wishing to take advantage of the nearby Worsley Loopline, popular with cyclist and dog walkers alike and providing access to nearby Monton just 1.1m away.

Nearby motorway networks to Salford Quays, Media City and Manchester City Centre are close by f



KEY FEATURES

- FIVE DOUBLE BEDROOMS
- TWO EN SUITE BATHROOMS
- FIVE PIECE FAMILY BATHROOM
- MODERN FITTED KITCHEN
- GOOD SIZED LOUNGE
 - EPC RATING B
 - UTILITY ROOM
 - DOUBLE GARAGE
- ELECTRIC GATES TO DRIVEWAY
- CLOSE TO EXCELLENT SCHOOLS







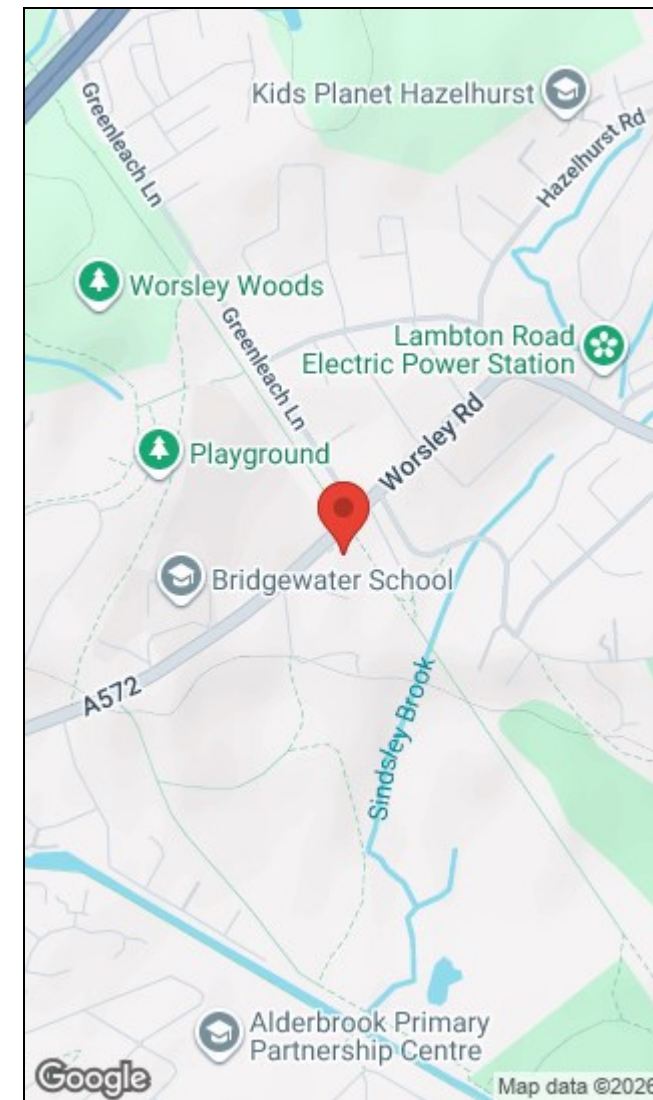
The Old Station House 131 Worsley Road, Worsley
Total Approx. Floor Area 3248 Sq.ft. (301.79 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate not to scale and for illustrative purposes only



Ground Floor
Approx. Floor
Area 1746 Sq.Ft
(162.16 Sq.M.)

First Floor
Approx. Floor
Area 1503 Sq.Ft
(139.62 Sq.M.)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	84		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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