



### **Parr Fold Avenue, Worsley, M28 7HD**

### **Offers in the Region Of £450,000**

**EXTENDED 5 BEDROOM SEMI DETACHED!** 2 RECEPTION ROOMS, 2 FAMILY BATHROOMS! A well presented 5 bedroom detached home in the Worsley area of Greater Manchester. Offers excellent transport links into Manchester City Centre and the motorway network. Close by to a number of highly sought after schools. Briefly comprises of the following, an entrance hallway, 2 spacious reception rooms, a modern kitchen including a gas hob, grill, oven and an extractor hood, a dining area with space for a large dining table and chairs, a modern family bathroom (ground floor) including a vanity basin, toilet and a walk in shower cabinet plus a spacious rear garden with an elevated decking area and a grass lawn. To the upper floor you will find 5 bedrooms, 2 double sized bedrooms and 3 single bedrooms, plus a modern 4 piece Family bathroom including a vanity basin, toilet, bath tub and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. **FREEHOLD** property (please note there are 2 leaseholds under the main Freehold title, but all are owned by the title holders, no ground rent payable).





## ACCOMMODATION

### **Entrance Hallway** 16' 6" x 6' 0" (5.03m x 1.82m)

A spacious entrance hallway to the front of the property. Decorated in aqua blue with an oak wooden floor. Fitted with a composite double glazed entrance door and surround. Warmed by a gas central heated radiator.

### **Lounge** 11' 11" x 12' 10" (3.62m x 3.9m)

A spacious lounge to the front of the property, with a feature fireplace and surround. Decorated in neutral colours with a dark oak wooden floor. Plenty of space for modern furniture to fit. A large bay style double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 12' 9" x 12' 0" (3.88m x 3.67m)

A spacious second reception room to the rear of the property, with a feature electric fire and surround. Plenty of space for modern furniture to fit easily. Decorated in neutral colours with a dark oak wooden floor. A pair of double glazed patio doors are fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Dining Room** 11' 11" x 15' 3" (3.62m x 4.65m)

A spacious dining room with space for a large dining table and chairs. Decorated in leaf green with a mid oak wooden floor. A pair of double glazed french doors are fitted to the rear aspect. Warmed by a modern wall vertical gas central heated radiator.

### **Kitchen** 13' 2" x 9' 6" (4.02m x 2.9m)

A modern fully fitted kitchen including a gas hob, grill, oven and a chrome extractor hood. A double glazed window is fitted to the rear aspect.

### **Family bathroom (ground floor)** 7' 7" x 7' 2" (2.30m x 2.18m)

A modern Family bathroom to the ground floor. Comes with a vanity basin, toilet and a walk in shower. Warmed by a gas central heated towel holder.

### **Rear Garden**

A spacious rear garden with an elevated decking area and a grass lawn

### **Family Bathroom (Upper floor)** 8' 4" x 7' 1" (2.55m x 2.16m)

A modern 4 piece Family bathroom to the upper floor. Comes with a vanity basin, toilet, bath tub and a walk in shower. Comes with fully tiled walls and floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Master bedroom** 13' 7" x 11' 8" (4.15m x 3.55m)

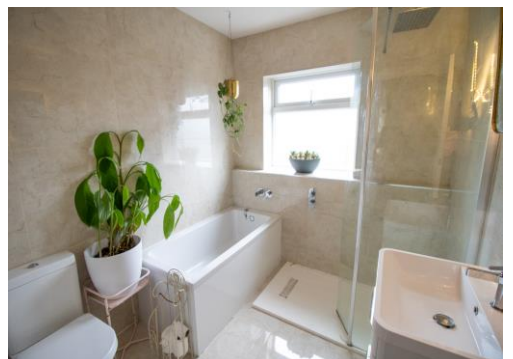
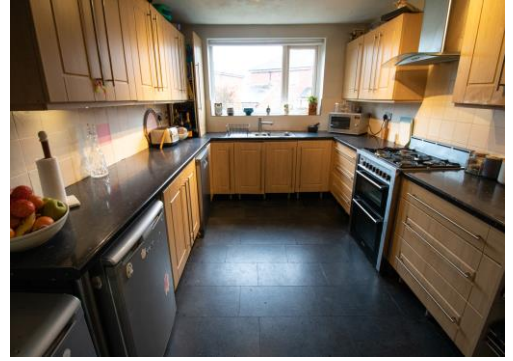
A double sized Master bedroom to the front of the property. Decorated in light green with a grey coloured carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 10' 2" x 12' 10" (3.09m x 3.9m)

A double sized bedroom to the rear of the property. Decorated in grey and light blue with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 7' 7" x 7' 3" (2.3m x 2.2m)

A single sized bedroom to the rear of the property. Decorated in light grey with a grey coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.



**Bedroom 4** 9' 7" x 7' 0" (2.92m x 2.13m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

**Bedroom 5** 7' 8" x 7' 3" (2.33m x 2.2m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a checked patterned carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.





## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

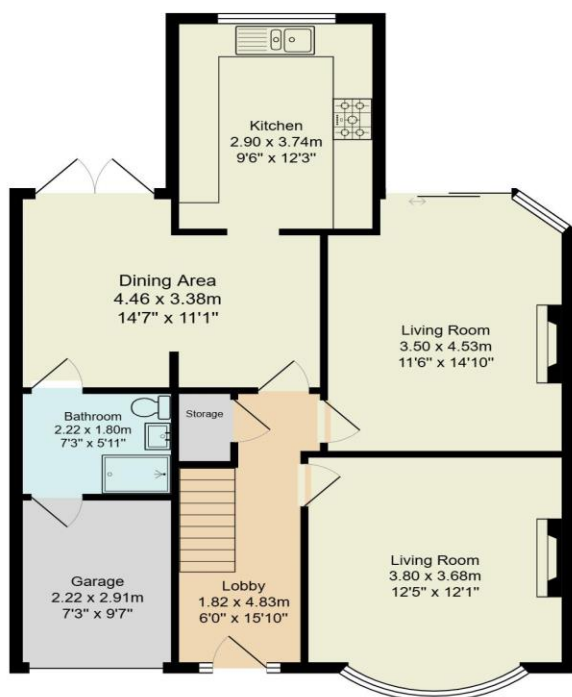
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

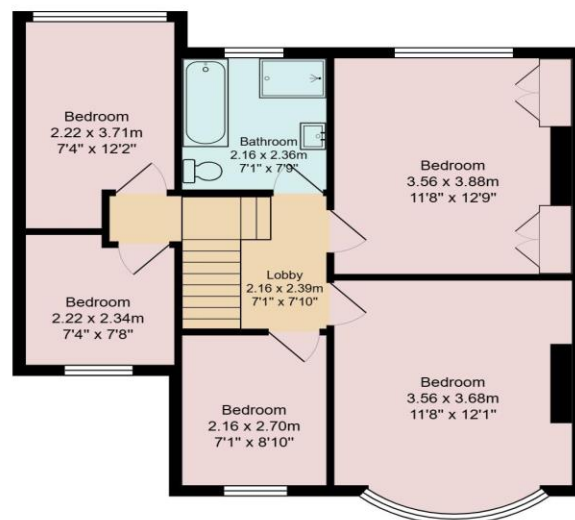
For properties in England and Wales:



17 Parr Fold Avenue Worsley MANCHESTER M28 7HD



Ground Floor



First Floor

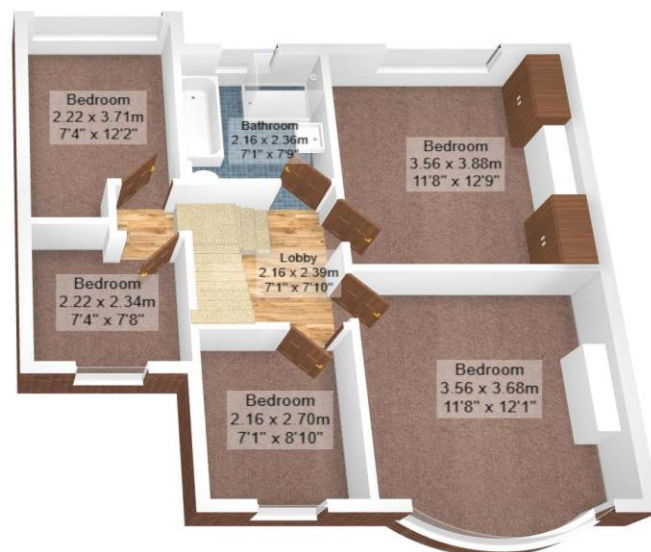
Total Floor Area: 137.2 m² ... 1477 ft²

All measurements are approximate and for display purposes only.  
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