



Lentworth Drive, Worsley, Manchester

£164,950

This is an attractive detached family home, located on an attractive modern development with easy access to local schools, amenities and transport links to Bolton and Manchester. The property enjoys gas central heating and double glazing, together with a detached garage and lawned rear garden. The internal accommodation is generous and includes hallway, lounge, dining room, breakfast room, kitchen diner, downstairs cloakroom to the ground floor. Upstairs there is a double master bedroom with ensuite, three further spacious bedrooms and a stylish family bathroom. This property is offered for sale with no upward chain. Early viewing recommended to avoid disappointment.

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Ground Floor

Hallway

A glass panelled door leads into the hallway which has a radiator and staircase to the first floor, understairs store and access to the ground floor rooms.

Lounge 16'2" (narrowing to 11' 4) x 14'5" (narrowing to 7' 8)

A light and airy 'L' shaped living room which has a double glazed rear window, feature fireplace and a radiator.

Dining Room 12'4" x 8'0"

To the front of the property, the dining room has a double glazed front window and a radiator.

Breakfast Room / Reception 3 10'8" x 8'8"

The third reception room could lend itself to a host of uses. There is a upvc door and window to the rear aspect making the room extremely light, together with a radiator.

Kitchen Diner 17'9" x 8'7"

The kitchen has been fitted with a range of wall and base units with contrasting worktops and complementary tiling. There is space for an inset hob and oven, plumbing for a washing machine and space for a fridge. There is an inset stainless steel sink and drainer with mixer tap, a double glazed front window and laminate tiled flooring. The room also provides space for informal dining, and there is a upvc side door and a radiator.

Cloakroom

The cloakroom has a pedestal hand wash basin and low level wc, tiled elevations and a radiator.

First Floor

Landing

Loft access, radiator and airing cupboard.

Bedroom One 14'0" (into robes) x 11'7" (narrowing to 8' 8)

A spacious master double bedroom with a double glazed front window, radiator and a range of modern fitted wardrobes to one wall.

Ensuite

This is a stylish ensuite shower room which comprises of low level wc, built in vanity unit with wash basin and a walk in shower. There are partly tiled elevations and a double glazed front window.

Bedroom Two 14'7" x 8'3"

A good sized double bedroom with double glazed front window and a radiator.

Bedroom Three 12'3" x 8'3"

A good sized double bedroom with double glazed rear window and a radiator.

Bedroom Four 11'8" x 8'3"

Double bedroom with double glazed rear window and a radiator.

Bathroom 7'1" x 6'6"

A contemporary bathroom suite, comprising of low level wc, pedestal wash basin and panelled bath. There are partly tiled elevations, a heated towel rail and double glazed rear window.

Outside

To the front of the property is a small lawned garden and storm porch. To the rear is a generous lawned garden and detached

garage.

Directions

From our office on Memorial Road, follow the road through the traffic lights onto Bolton Road. Carry on as the road changes to Worsley Road North and take a left into Hirst Avenue and then your first right onto Lentworth Drive. Follow the road round where number 76 can be found indicated by our for sale sign.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Wales & N.Ireland		73	77
Directive 2002/91/EC			

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Wales & N.Ireland		75	80
Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.