

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wardley Avenue, Worsley

Situated in a popular residential area with excellent access to local schools and commuter routes is this beautifully presented three bedroom semi detached family property offering very attractive accommodation throughout with stunning open plan kitchen and dining room, off road parking and generous garden to the rear

Asking Price £239,950

GROUND FLOOR :

ENTRANCE HALL

Vertical Radiator.

LOUNGE 13'4 (max) x 12'5 (max) (4.06m (max) x 3.78m (max))



Wooden flooring. Attractive Log Burner Fire with feature mantle. Wall mounted TV point.

OPEN PLAN KITCHEN AND DINING ROOM 16'9 (max) x 10'2 (max) (5.11m (max) x 3.10m (max))



Fully fitted modern kitchen with wall and base cupboards. Inset sink with mixer tap. Integrated double oven. Hob and extractor hood. Exposed brick feature wall. High gloss floor. Vertical Radiator x 2. Double doors to rear garden.

UTILITY/CLOAKROOM



Low level Wc. Vanity unit wash hand basin. Plumbing for washing machine. Fully tiled walls. Radiator.

FIRST FLOOR :

LANDING

BEDROOM 10'0 (max) x 9'9 (max) (3.05m (max) x 2.97m (max))

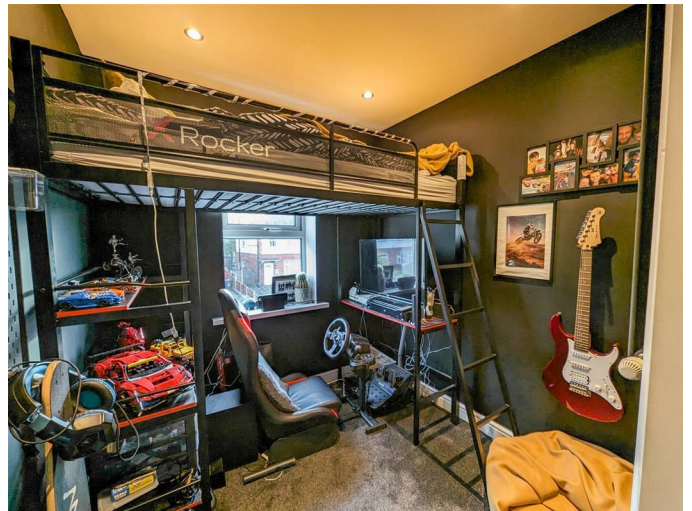


Wooden flooring. Radiator.

BEDROOM 10'8 (max) x 10'7 (max) (3.25m (max) x 3.23m (max))

Radiator.

BEDROOM 9'2 (max) x 6'9 (max) (2.79m (max) x 2.06m (max))



Radiator.

SECOND FLOOR :

LOFT ROOM 12'2 (max) x 10'7 (max) (3.71m (max) x 3.23m (max))



Plus storage.

OUTSIDE :

GARDENS Large rear garden with block paved patio area and lawn with mature trees and planted borders.

PARKING The front garden to the property has been converted to hardstanding to provide ample off road parking.

TENURE :

Freehold.

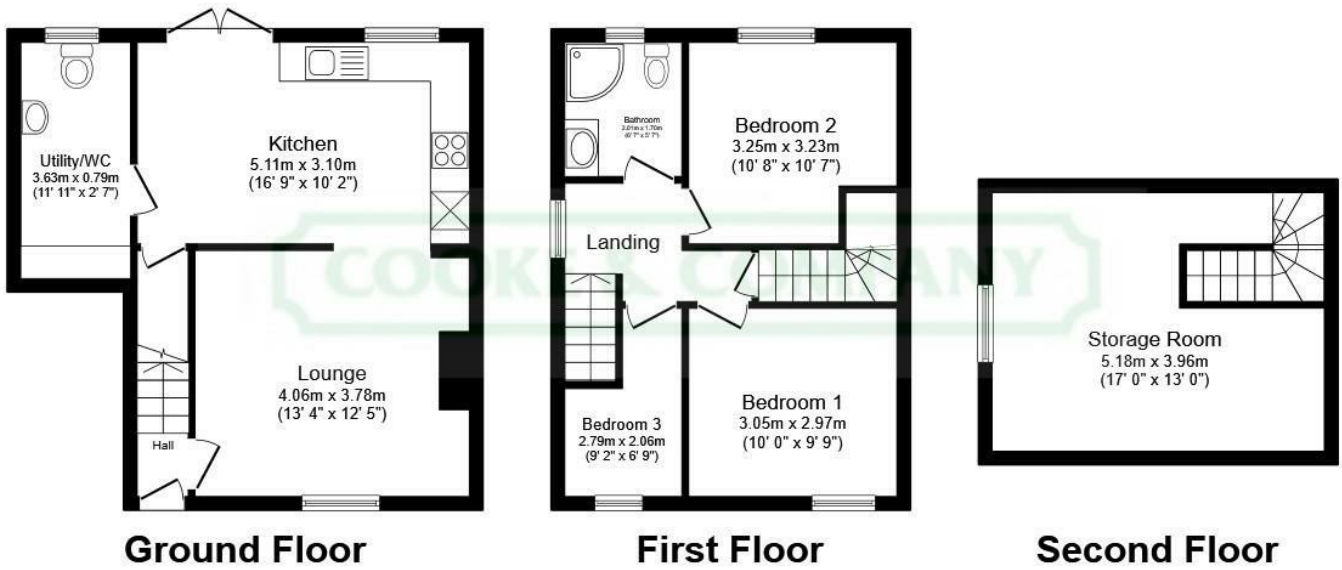
COUNCIL AND TAX BAND

Salford City Council Tax Band A.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

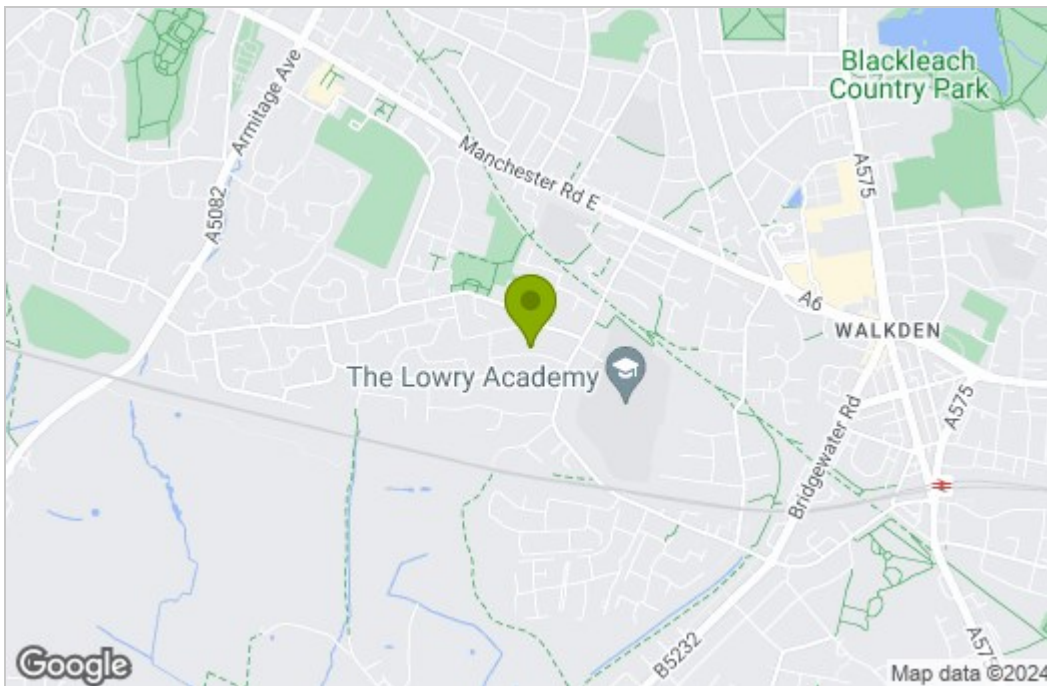
Floor Plan



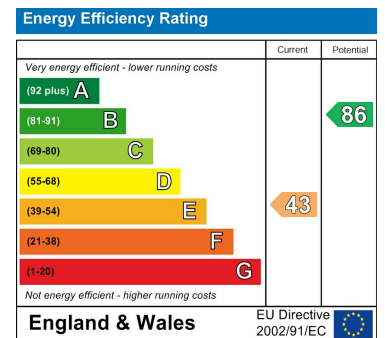
Total floor area 98.1 sq.m. (1,056 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph



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

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