

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Parr Fold Avenue, Worsley

Situated in a highly sought after residential area and on a spacious corner plot within walking distance to Parr Fold Park and local schools is this very spacious extended semi detached family property with four bedrooms offering very attractive accommodation throughout

Asking Price £515,000

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GROUND FLOOR :

ENTRANCE HALL



Walk in store cupboard. Radiator x 2.

DINING ROOM 14'2 (max) x 12'5 (max) (4.32m (max) x 3.78m (max))



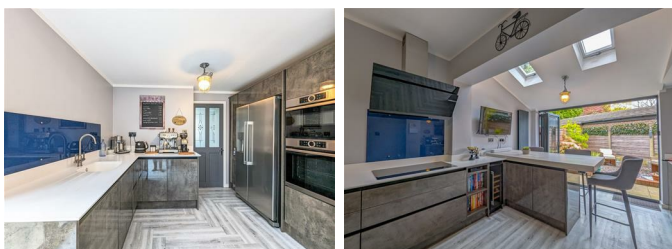
Attractive Fireplace. Bay Window. Radiator.

LOUNGE 14'6 (max) x 11'3 (max) (4.42m (max) x 3.43m (max))



Attractive Fireplace. TV point. Bay with double doors to outside.

BREAKFAST KITCHEN 19'9 (max) x 16'8 (max) (6.02m (max) x 5.08m (max))



Fitted modern kitchen with base cupboards. Corian

work surfaces with moulded Corian sink with mixer tap. Integrated double oven. Hob and extractor hood. Breakfast bar with seating arrangement. Sitting area with Bi-folding doors with fitted blinds to rear garden. Vertical Radiator. Velux style roof window x 2.

UTILITY 10'4 (max) x 4'1 (max) (3.15m (max) x 1.24m (max))

Inset sink. Plumbing for washing machine. Gas fired central heating boiler.

SHOWER/WC

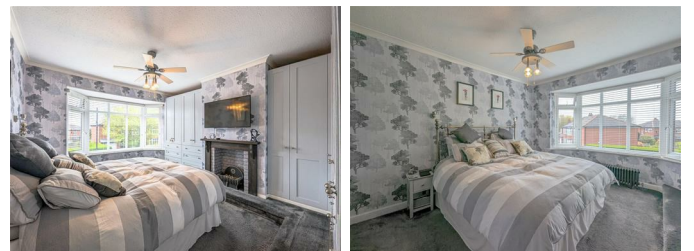


Wet room style shower with non-slip flooring. Low level Wc. Wash hand basin.

FIRST FLOOR :

LANDING

BEDROOM 14'2 (max) x 12'5 (max) (4.32m (max) x 3.78m (max))



Bay Window. Fitted Wardrobes. Feature fireplace. Wall mounted TV Point. Radiator.

BEDROOM 11'3 (max) x 11'0 (max) (3.43m (max) x 3.35m (max))

Radiator. Bay Window.

BEDROOM 19'5 (max) x 10'4 (max) (5.92m (max) x 3.15m (max))

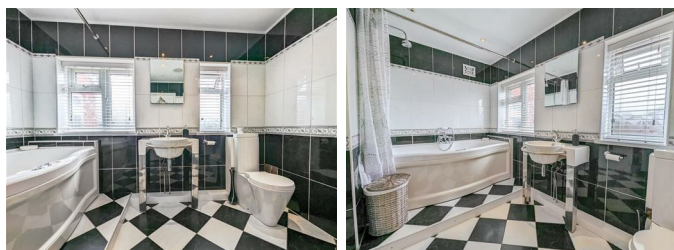


Radiator.

BEDROOM 10'6 (max) x 9'2 (max) (3.20m (max) x 2.79m (max))

Radiator.

BATHROOM



Panelled corner bath with shower fitment. Wash hand basin. Low level Wc. Radiator. Tiled walls.

OUTSIDE :

GARDENS To the front, side and rear with mature hedges providing privacy.

PARKING Off road parking is available to the side of the property.

TENURE :

Leasehold. Residue of 999 year Lease. Ground Rent £4.00 per annum.

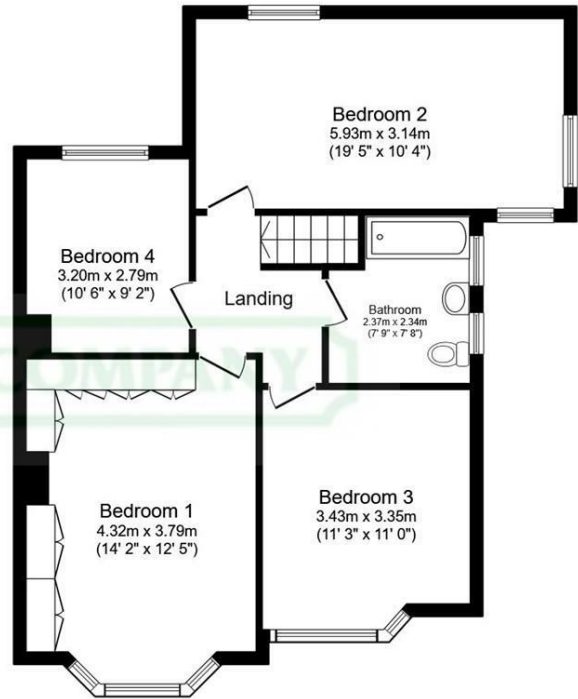
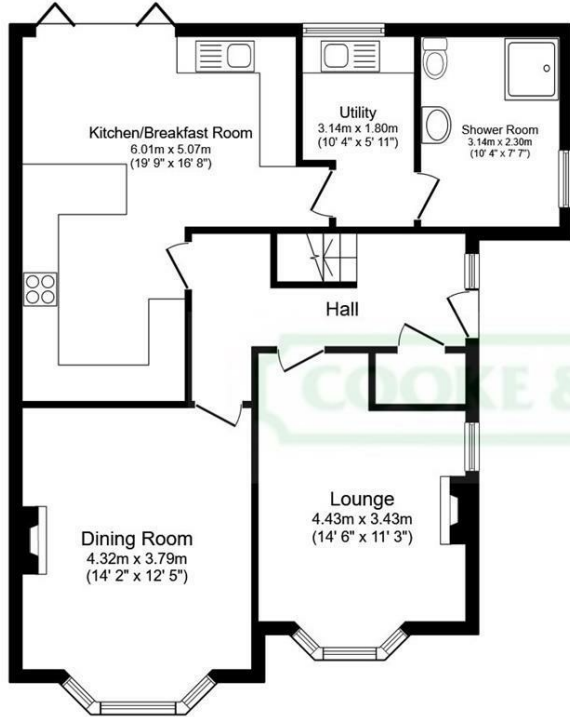
COUNCIL AND TAX BAND

Salford City Council Tax Band D.

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



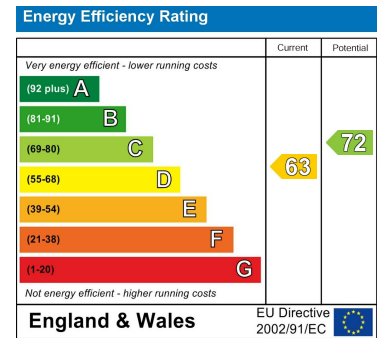
TOTAL: 154.0 m² (1,658 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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