



 4
Bedrooms

 2
Bathrooms



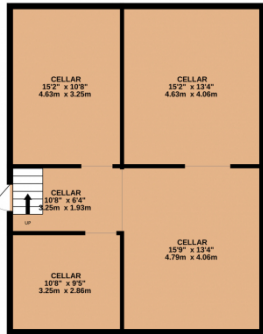


Trading Places are pleased to welcome to the market this PERIOD FOUR BEDROOM SEMI-DETACHED FAMILY HOME. The outlook of this home onto the beautiful Parr Fold Park is something to be desired. The property has period features from 1910 with a modern twist. Entering the home through the stained-glass door you will come into the entrance hall, from there you have a spacious family room with bay window and wood fireplace, leading on to the second reception room which has patio doors out to the rear garden. There is a large kitchen with dining area, this leads down to the four-chamber cellar which has electricity and its own entrance. On the first floor there are three spacious bedrooms, a family bathroom with separate W.C. stairs leading to the second floor where you will find the loft bedroom with ensuite and walk in wardrobe space. Externally there is a mature low maintenance rear garden, to the front elevation there is a flagged driveway with ample parking for multiple cars, garage, and a shrub area.

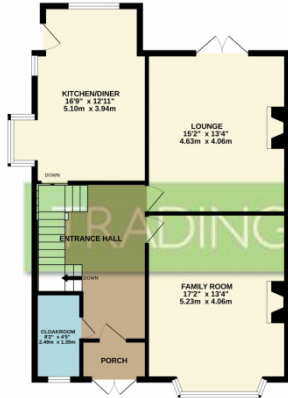
The property is well positioned for excellent commuting links into Manchester Centre, Salford and the surrounding areas, offering great access to the M60/M61/M62 and A580.

There are stunning walks along the Loop line down to Worsley Village and Monton, RHS Bridgewater and Worsley Marriott golf and country park. The property is across the road from the lovely Parr Fold Park, as well as being close to lots of other local open fields and dog walking areas. It is well positioned for excellent state/independent primary and secondary schools. We believe this is an ideal family home in an idyllic park side location.

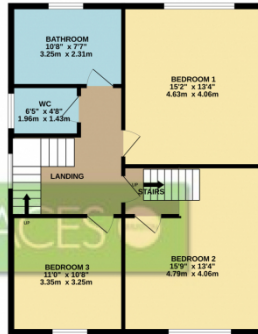
BASMENT
741 sq ft. (68.9 sq.m.) approx.



GROUND FLOOR
791 sq ft. (73.5 sq.m.) approx.



1ST FLOOR
741 sq ft. (68.9 sq.m.) approx.



2ND FLOOR
360 sq ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 2624 sq.ft. (243.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Worsley, M28

