



**3 Beatrice Road, Worsley**  
Manchester

**£555,000**



## 3 Beatrice Road

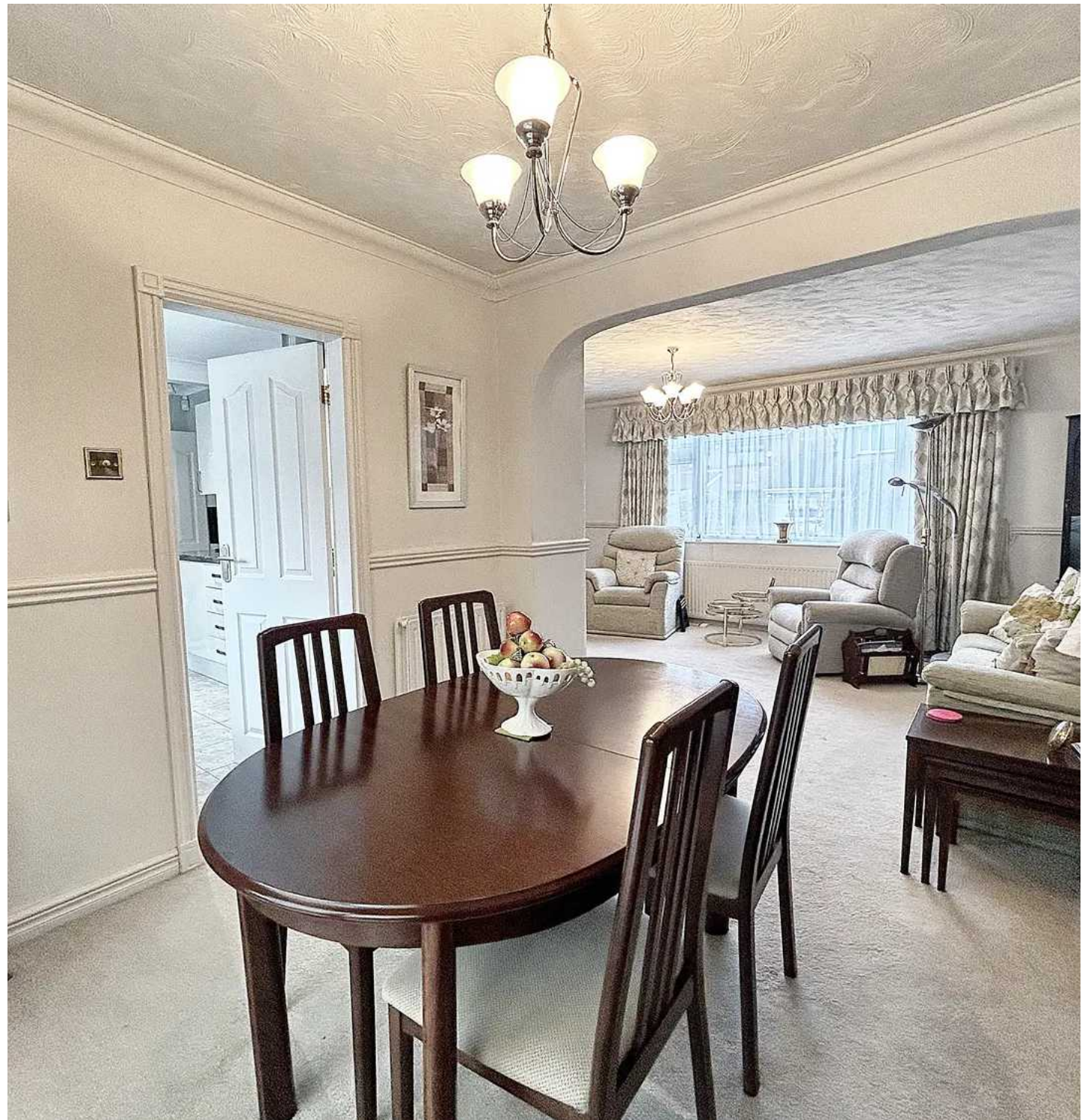
Worsley, Manchester

3-bed detached family home on Beatrice Road, ideal for modernisation. Spacious living areas, off-road parking, integral garage, and private rear garden. Close to schools, shops, and transport links. Chain-free sale. Perfect forever home in sought-after location.

Council Tax band: E

Tenure: Leasehold

- Three Bedroom Detached Family Home
- Good Sized Family Accommodation with Potential to Extend (Subject to Planning)
- Open frontage with Off Road Parking leading to a Single Integral Garage
- Private Rear Garden
- Perfectly Located on the Ever Popular Beatrice Road
- Nearby to Popular Schools Bridgewater & Broadoak Primary School
- Offered on a Chain Free Basis
- Salford Council Tax Band E
- Awaiting EPC
- Leasehold - 999 lease - from 1936 - 937 years remaining £27 ground rent pa





### Entrance Hall

External door to the front elevation with a window to both sides. Staircase leads to the first floor landing. Internal doors lead through to:

### Lounge

19' 2" x 10' 11" (5.83m x 3.32m)

Window to the front elevation. Ceiling coving. T.V point. Feature gas living flame fire. Open to:

### Dining Room

9' 6" x 8' 10" (2.89m x 2.70m)

Sliding doors lead through to the conservatory. Ceiling coving. Dado rail. Internal door leads through to the kitchen.

### Conservatory

29' 2" x 9' 8" (8.89m x 2.95m)

Windows to the rear and side elevations. French doors to the side elevation lead out to the rear garden. Tiled floor,

### Kitchen

11' 1" x 8' 10" (3.39m x 2.68m)

Window to the rear elevation. Fitted with a range of wall and base units complete with coordinating work surfaces and integrated appliances including: oven, hob, extractor hood, fridge, freezer and a dishwasher. Tiled floor. Ceiling coving. Open to a rear hallway with external door to the rear elevation providing access to the rear garden, under stairs store and an internal door lead through to:

### W.C

Fitted with a low level W.C and a wash hand basin. Internal door leads through to:

### Garage

21' 7" x 9' 11" (6.57m x 3.01m)

Window to the side elevation. Roller shutter garage door to the front elevation. Boiler. Plumbing facilities for a washing machine.

### First Floor Landing

Windows to the rear and side elevations. Loft access hatch. Internal doors lead through to:



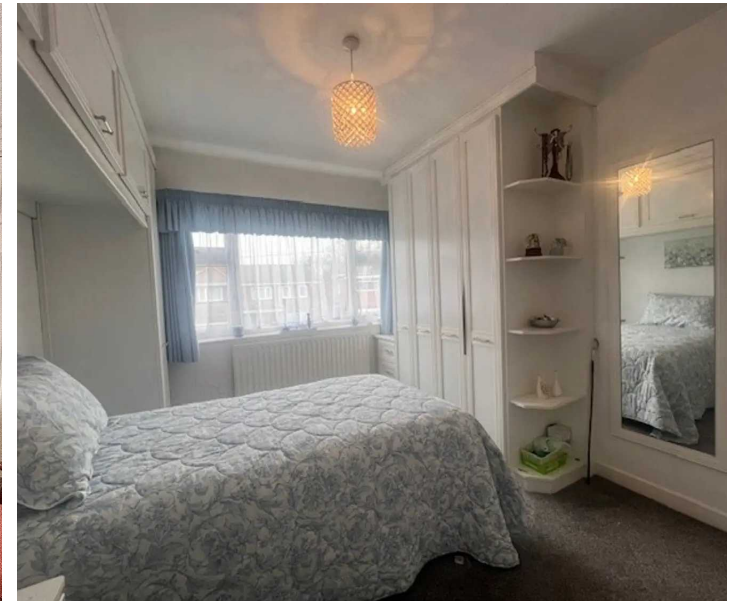
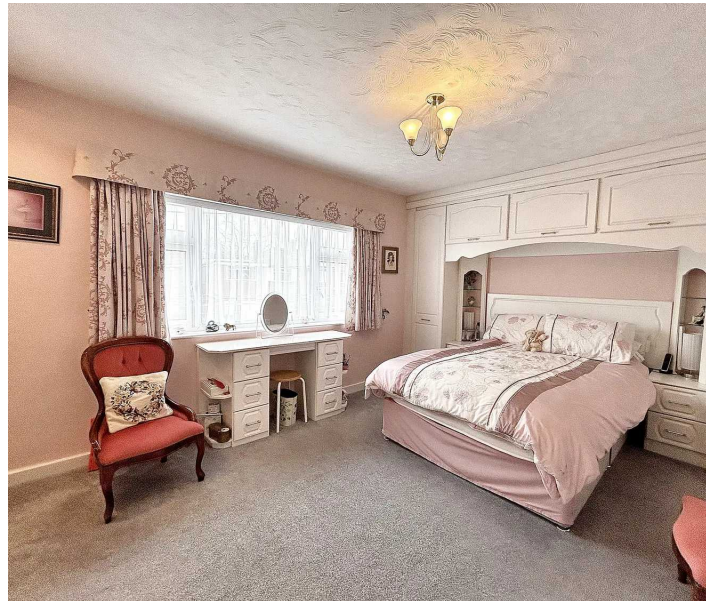


## GARDEN

Externally, the property offers an open frontage complete with a neat lawn, planted borders and a blocked paved driveway provides off road parking for two vehicles and leads to a single integral garage. To the rear is a private garden mainly laid to lawn with well stocked planted borders and a paved patio area ideal for summer entertaining.

## DRIVEWAY

2 Parking Spaces

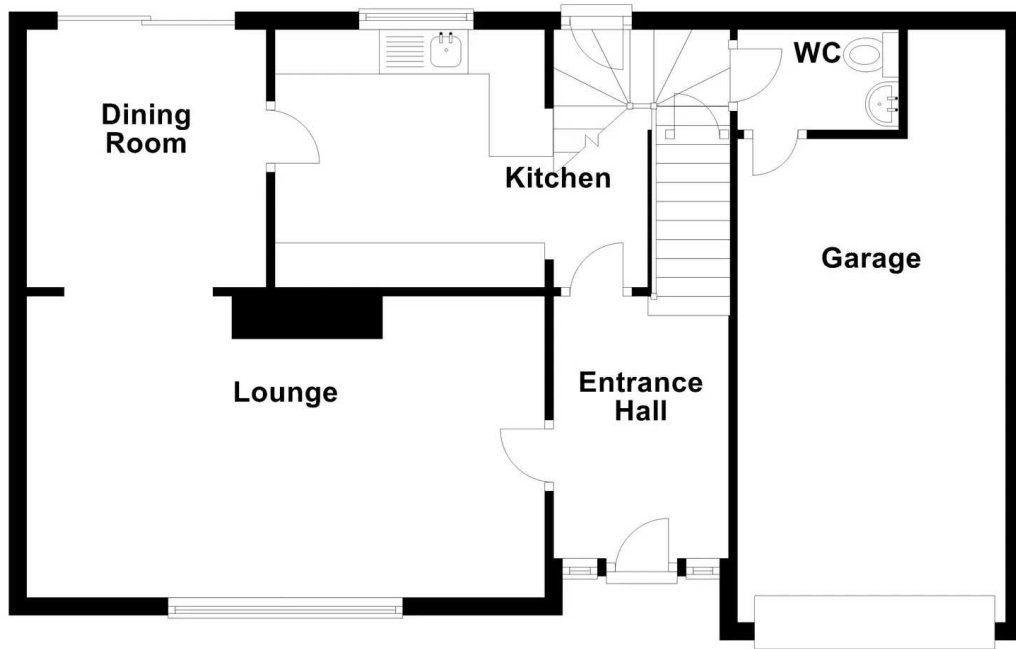




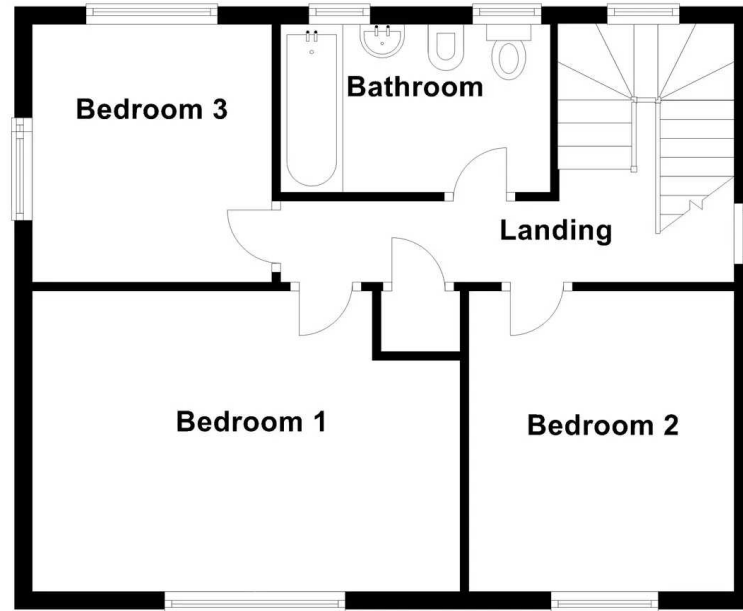




**Ground Floor**



**First Floor**







## Briscombe

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