



## 1 The Moorings, Worsley, Manchester M28 2QE

£795,000

Briscombe Nutter and Staff are delighted to offer for sale this spacious, fully refurbished, Four Bedroom Family Home. It is perfectly located within the heart of Worsley and is situated on the banks of the Bridgewater Canal, giving this property its own mooring. It is also within dose proximity to motorway links and local amenities. Internally the property extends to: Large Entrance Hall, Living Room, WC, Study, Open Plan Lounge Area/Dining Room/Kitchen with vaulted ceiling and bi-folding doors leading to the garden. Complete with full AV system and underfloor heating. A large, spacious landing leads to Four Bedrooms. The Master Bedroom with En-Suite. There is also a Family Bathroom. Externally, driveway parking leads to an integrated garage with a wonderful private rear garden. Viewing is essential to appreciate this beautiful family home.

**Briscombe,  
Nutter &  
Staff.**

**ENTRANCE HALL** 13' 7" x 8' 1" (4.15m x 2.48m)

External door leading from the driveway into large Entrance Hall. Inset spotlights. Tiled floor complete with underfloor heating. Internal solid oak doors lead to:

**LIVING ROOM** 12' 3" x 18' 7" (3.74m x 5.67m)

Inset Spotlights. Bay window to the front elevation. TV point. (Cat 6) Built in speaker system. Double solid oak doors.

**STUDY** 12' 5" x 9' 2" (3.81m x 2.8m)

Inset Spotlights. Tiled floors complete with underfloor heating. Window to the front elevation. TV point (Cat 6). Ceiling coving.



**WC** 2' 9" x 4' 1" (0.84m x 1.26m)

Low level WC. Inset spotlights. Tiled floor complete with underfloor heating. Corner pedestal hand wash basin.

**LOUNGE/DINER/KITCHEN** 42' 6" x 21' 1" (12.97m x 6.43m)

L shaped (Maximum measurements). Large open plan space split into:

**LOUNGE AREA**

Inset Spotlights. Tiled floor complete with underfloor heating. TV point (Cat 6). Bi-folding doors to the rear elevation.

**DINING AREA**

Inset spotlights. Tiled floor complete with underfloor heating. Bi-folding doors to the rear elevation.



**UTILITY ROOM** 8' 6" x 5' 6" (2.61m x 1.69m)

Integrated appliances including washer and dryer. Inset spotlights. Internal door leading to:

**GARAGE** 8' 8" x 18' 1" (2.66m x 5.52m)

Garage door to the front elevation.

**LANDING** 12' 11" x 14' 7" (3.94m x 4.47m)

Open plan landing with inset spotlights. Window to the front elevation. Internal solid oak doors leading to:



**BEDROOM 1** 14' 6" x 14' 4" (4.43m x 4.39m)

Inset spotlights. Window to the front elevation. TV point. (Cat 6)  
Internal solid oak doors leading to



**BEDROOM 3** 10' 6" x 13' 2" (3.22m x 4.03m)

Window to the rear elevation. TV point (Cat 6). Inset spotlights.



**BEDROOM 4** 10' 3" x 11' 4" (3.14m x 3.46m)

Window to the rear elevation. TV point (Cat 6). Inset spotlights.



**ENSUITE** 8' 8" x 5' 7" (2.66m x 1.72m)

Inset spotlights. Tiled walls and floors with under flooring heating.  
Window to the rear elevation. Low level WC. Vanity wash basin.  
Corner shower unit.

**WALK IN WARDROBE** 8' 9" x 8' 5" (2.67m x 2.58m)

Window to the rear elevation

**BEDROOM 2** 12' 3" x 11' 1" (3.74m x 3.38m)

Window to the front elevation. Inset spotlights. TV point (Cat 6).  
Laminate floor.



**BATHROOM** 12' 2" x 7' 0" (3.73m x 2.14m)

Window to the side elevation. Bath and double shower unit. Low level  
WC. Vanity hand wash basin. Tiled walls and floors with underfloor  
heating.



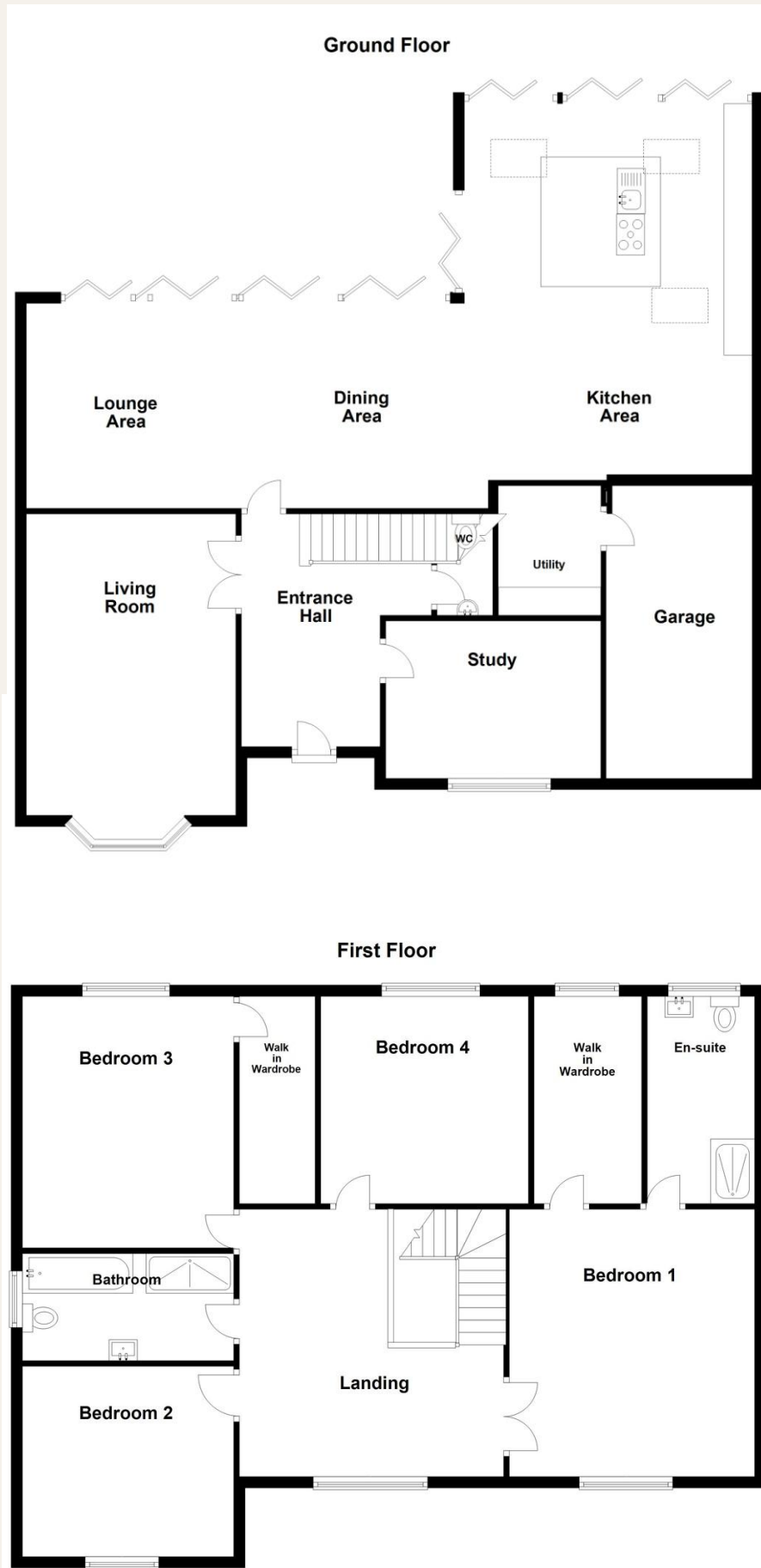
**GARDEN**

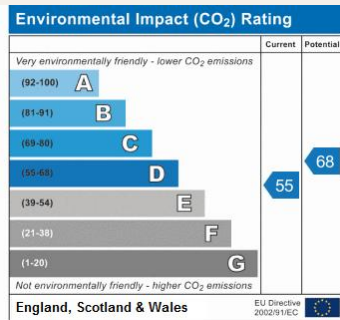
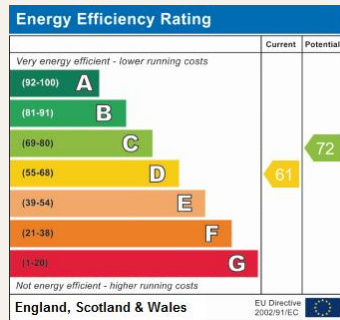
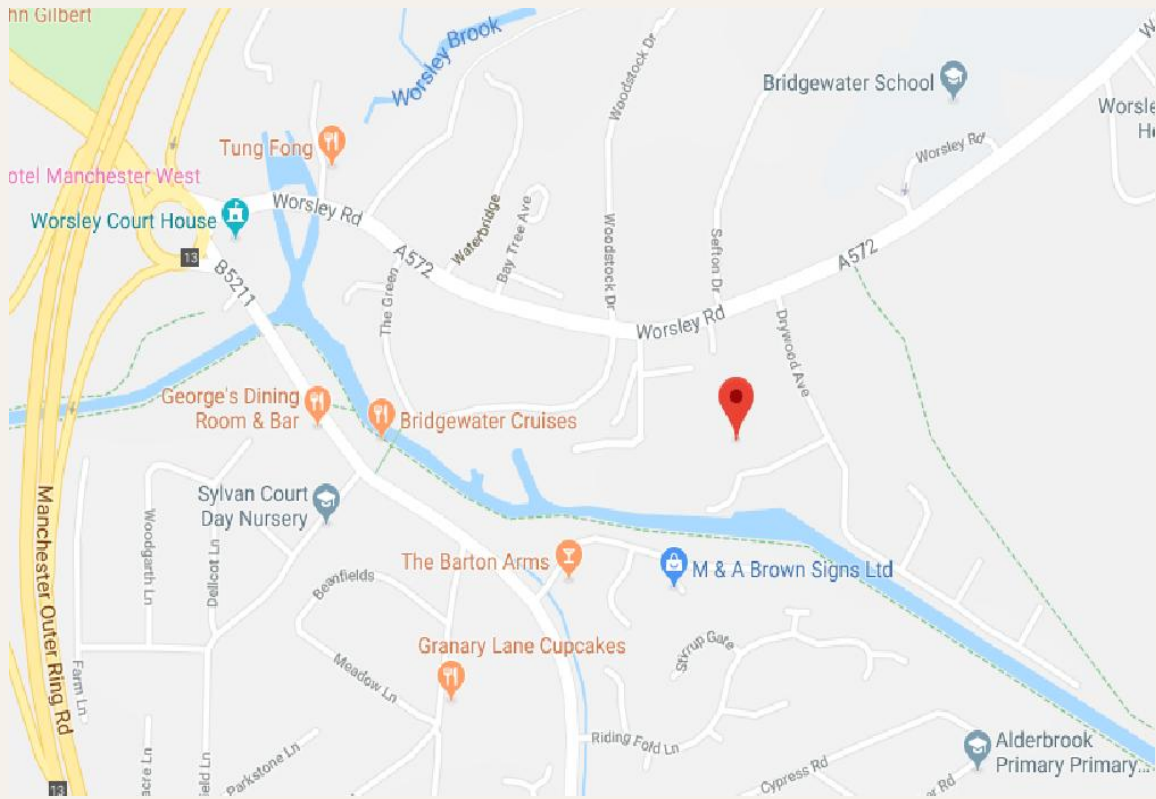
Outside paved patio leading to large grass area. Further paved area  
leading to the canal. Wiring for music. Lighting built in to the lower  
wall. Solar panels on the roof.



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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.





**Important Notice**

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only, Dimensions are approximate; do not scale.