



14 Edenfield Lane, Worsley, Manchester M28 2PP

£895 pcm

Offered to LET * 3 bedroom family home * Located in Worsley * Close to local shops * Excellent transport links * Access to the Trafford Centre and Manchester City Centre * Situated within a short distance of local schools * Back garden * Off road parking * Gated driveway * Two reception rooms * Unfurnished * Tenant info applies * Internal viewing is essential *

**Briscombe,
Nutter &
Staff.**

FULL DESCRIPTION

Briscombe Nutter and Staff are delighted to offer to let, a 3 bedroom, semi detached property, located in the heart of Worsley. Situated close to all local amenities such as schools, shops and restaurants as well as being within close proximity of the regions local transport links and motorway networks, offering ease of access into Manchester City Centre and The Trafford Centre. Internally the property comprises of dining room, living room and kitchen. The first floor offers three bedrooms, a shower room and separate WC. Externally there is a spacious driveway, part gated for extra security. There is a garden to the rear and a small garden to the front. Internal viewing is essential.

PORCH

Entrance porch leading into the main hallway

ENTRANCE HALL

Entrance hall with a staircase leading up to the first floor accommodation. Access to an under stairs storage cupboard.

DINING ROOM 11' 11" x 11' 7" (3.65m x 3.55m)

Bay window to the front elevation. Fireplace, TV point.



LIVING ROOM 10' 5" x 17' 4" (3.18m x 5.29m)

Sliding doors to the rear elevation leading into the rear garden. Fireplace . TV point.



KITCHEN 13' 7" x 7' 5" (4.16m x 2.28m)

Part tiled walls. Fitted with a range of matching wall and base units with an integrated double oven, hob, extractor and sink with drainer. There is space for a fridge freezer and washing machine. The fridge freezer and washing machine will be an optional inclusion. There is a window to the side and rear elevation. There is a door to the side leading to the back garden



LANDING

Window to the side elevation.

BEDROOM ONE 14' 5" x 10' 3" (4.40m x 3.14m)

Fitted wardrobes. Bay window to the front elevation. Double bedroom.



BEDROOM TWO 10' 4" x 12' 0" (3.17m x 3.68m)

Double bedroom. Fitted wardrobes. Window to the rear elevation.



BEDROOM THREE 6' 5" x 8' 10" (1.96m x 2.70m)

Fitted wardrobes. Window to the front elevation.



GARDEN



SHOWER ROOM 5' 4" x 7' 6" (1.65m x 2.31m)

Part tiled walls. Store cupboard. Fitted with a walk in shower and pedestal hand wash basin. Window to the rear elevation.



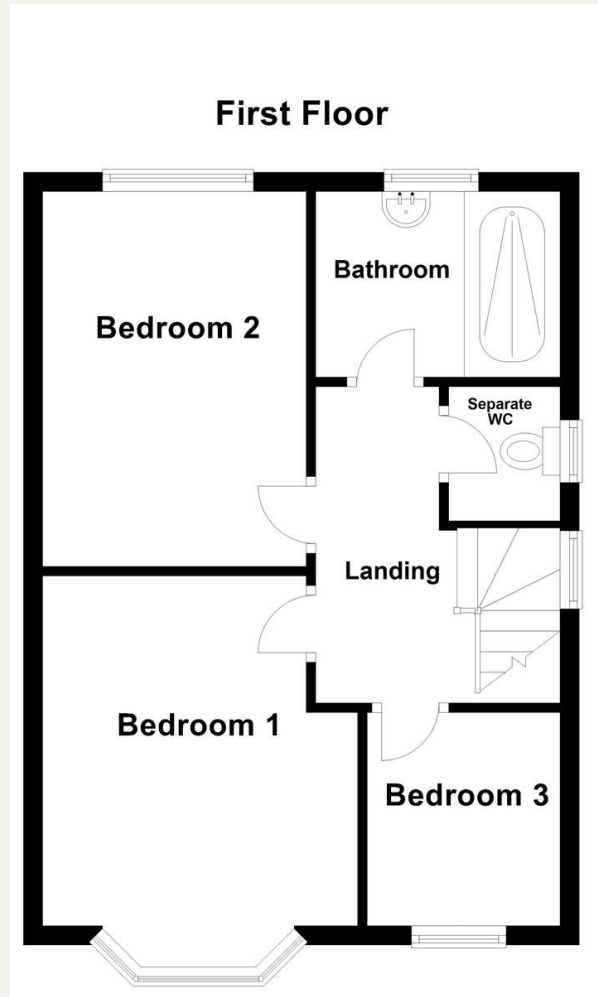
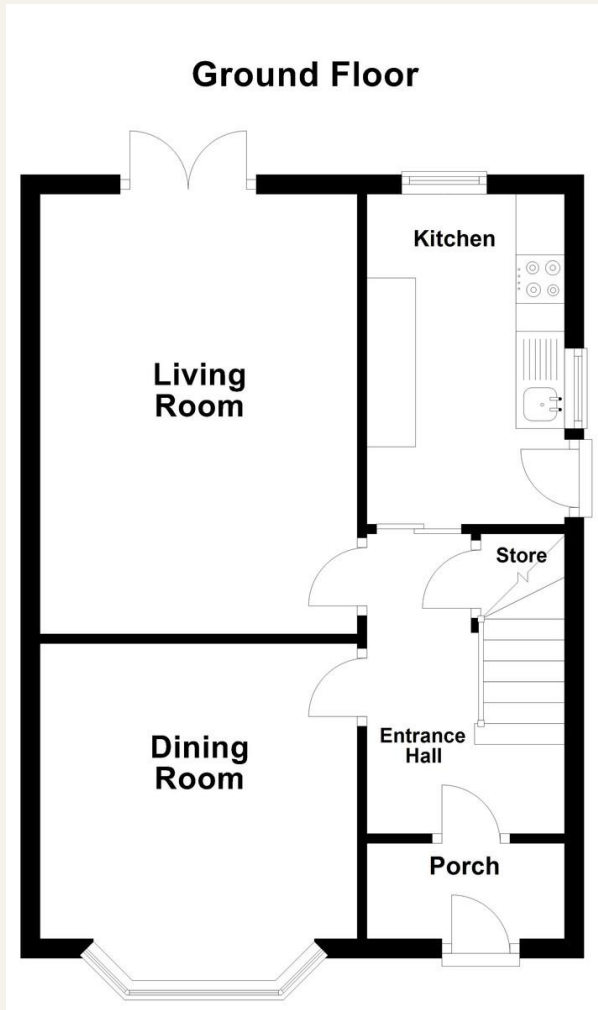
SEPARATE WC 4' 8" x 3' 0" (1.44m x 0.93m)

Low level WC, Window to the side elevation. Part tiled walls.



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



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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.