



Old Clough Lane, Worsley, Manchester, M28 2JD

Offers over £350,000

Sapphire Homes are delighted to be instructed on this wonderfully extended and beautifully presented 3 bedroom semi detached family home in the much sought after location of Roe Green which is one of the most desirable pockets in Worsley where the vast open green space gives you a sense of being in a semi rural location but is only a short commute to Manchester city centre as well as being within walking distance to the historical Worsley Village with stunning walks along the Bridgewater Canal as well as excellent schools and transport links. Internally the accommodation in brief comprises of entrance / hallway, W.C., a bay fronted living room with duel fuel fire and to the rear there is a large open plan kitchen / dining / family room with French doors opening to the rear garden. To the first floor the landing area provides access to three good sized bedrooms with one room benefitting from fitted robes and a family bathroom with modern four piece suite in white. The property is warmed by Gas Central Heating and boasts UPVC double glazing throughout as well as a modern tasteful decor and newly installed plantation shutter blinds which really add to the appeal of the property. Externally the property is on a private mature plot and to the front elevation there is driveway with off road parking for 2-3 cars which leads to a single garage with integral access, mature trees and a well stocked front garden. To the rear elevation there is a low maintenance garden with stunning composite fencing and decking, artificial lawn and there is access down the side elevation. It is rare that these properties come up for sale and when they do, they are snapped up so early internal viewings are recommended to avoid disappointment.



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GROUND FLOOR

Entrance / Hallway

Lounge 13'1 x 11'2 (3.99m x 3.40m)

Kitchen / Dining / Family Room 15'6 x 17'3
(4.72m x 5.26m)

W.C.

FIRST FLOOR

Landing

Bedroom 1 14'4 x 11'1 (4.37m x 3.38m)

Bedroom 2 11'5 x 8'6 (3.48m x 2.59m)

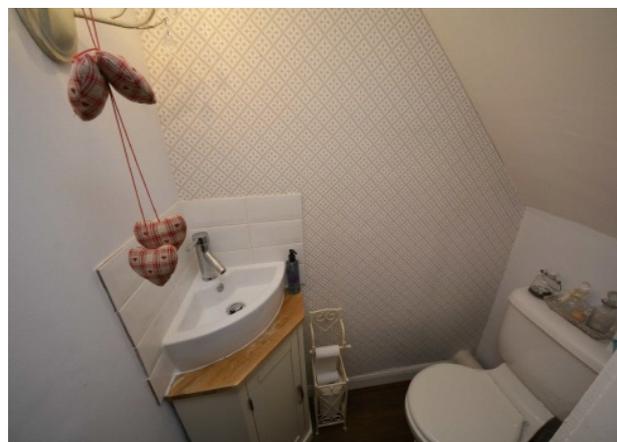
Bedroom 3 8'1 x 6'8 (2.46m x 2.03m)

Bathroom

EXTERNAL

Rear Garden

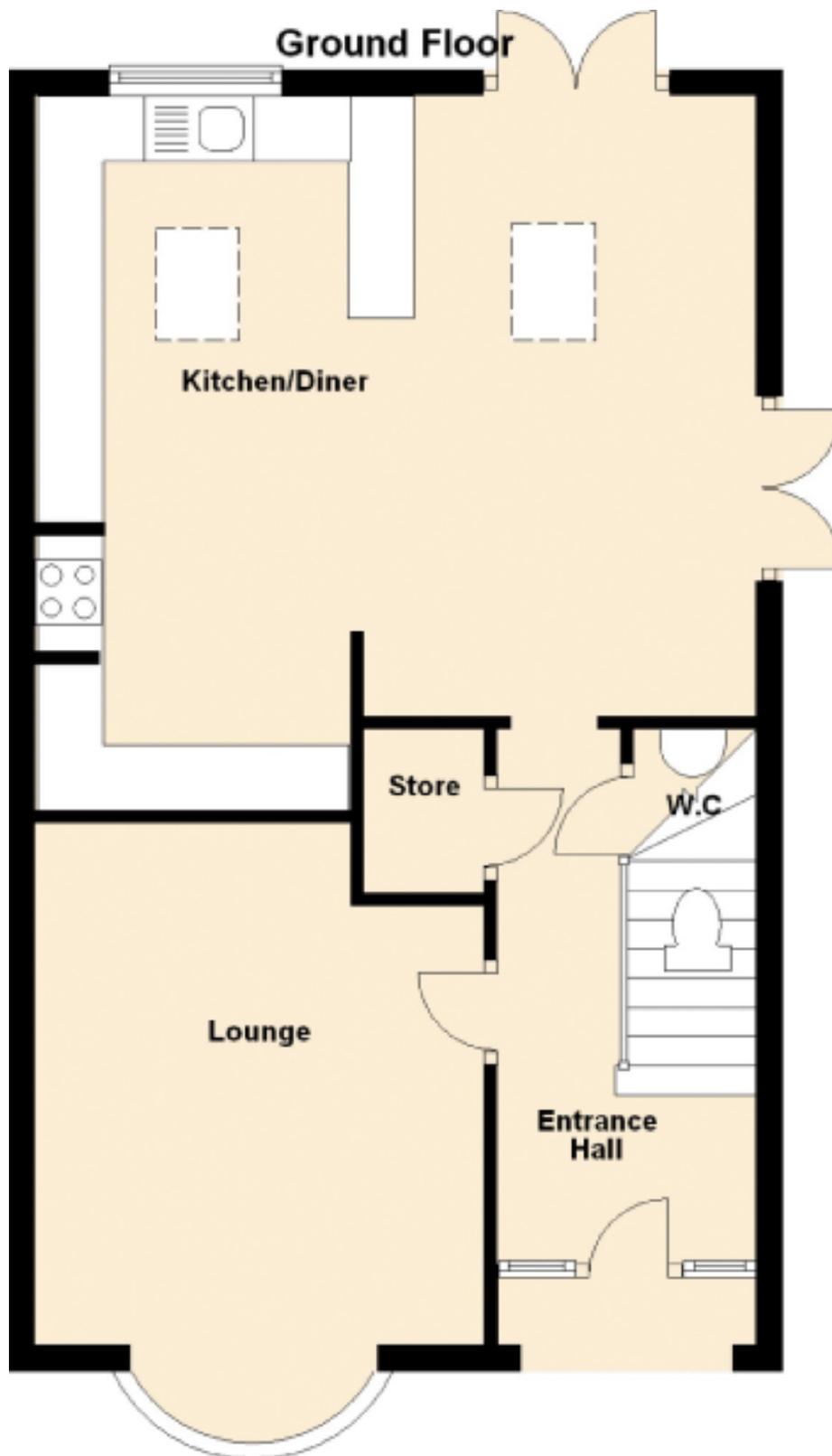
Integral Garage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	72
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		72	74
England & Wales		EU Directive 2002/91/EC	