

NEW



29 Thornhill Drive, Worsley Asking price £350,000

- Detached House
- Three Bedrooms
- Two Reception Room
- Patio- Hot Tub-Canopy
- Large Vibrant Garden
- Off Road Parking
- Conservatory
- High Quality Kitchen
- Beautifully Presented

INTRODUCTION

****WOW, What a prestigious and luxurious family home****

Offering an abundance of sophistication and class, this gorgeous bespoke property has been built with quality in mind as the owners have designed every detail to an impeccable standard with the inclusion of a sleek layout creating exceptional, unique family spaces. The property is located in a popular area of Walkden on a prestigious residential development and within walking distance to Walkden train station and a few minutes away from the East Lancashire Road.

Walking you through the property it comprises briefly; An entrance porch with access to the reception room with beautiful cast iron log burner. The reception room leads to the hall with stairs to the first floor and access to the second reception room, a downstairs WC, cloakroom, conservatory and kitchen. The kitchen is modern fitted with breakfast bar and integrated appliances including an impressive Cuisine Master double oven. From both conservatory and kitchen you will find access to the rear. To the first floor the property boasts access to three double bedrooms and a family bathroom featuring three piece suite. All bedrooms are of an impressive size with the master bedroom featuring a modern ensuite and an abundance of storage. Externally the property boasts an outstanding laid to lawn garden, planted beds and stone flagged patio. In addition the rear garden features a built in hot tub with a shelter, timber shed, garage and gated access to one side. To the front of the property you will find a spacious driveway for two cars.

This stunning home is the perfect upsize for a growing family - internal viewing is essential!

Ground Floor

Entrance

Composite door to the porch.

Porch

4'9 x 4'9 (1.45m x 1.45m)

UPVC double glazed window, wood effect floor and door to reception room one.

Reception Room One

13'5 x 11'9 (4.09m x 3.58m)

UPVC double glazed window, central heating radiator, television point, cast iron log burning stove and door to the hallway.

Hallway

11'4 x 7'8 (3.45m x 2.34m)

Central heating, wood effect flooring and door to the kitchen and sliding door to the conservatory, reception room two, cloakroom and stairs to the first floor.

Reception Room Two

13'4 x 8'2 (4.06m x 2.49m)

Two UPVC double glazed windows, central heating radiator and wood effect flooring.

WC

9'9 x 3'9 (2.97m x 1.14m)

UPVC double glazed frosted window, pedestal wash basin and twin flush WC.

Conservatory

14'9 x 8'5 (4.50m x 2.57m)

UPVC double glazed windows surround and pitched polycarbonate roof, central heating radiator and wood effect flooring and door to the rear.

Kitchen

19'6 x 11'2 (5.94m x 3.40m)

UPVC double glazed window, wood panel wall and base units with granite effect work surfaces and up-stands, one and a half bowl stainless steel sink, drainer and mixer tap, Cuisine Master double oven with six ring induction hob, extractor fan, space for the fridge freezer, integrated washing machine and dishwasher, wood effect flooring and door to the rear.

First Floor

Landing

7'9 x 6'6 (2.36m x 1.98m)

UPVC double glazed frosted window, smoke alarm, coving to the ceiling and doors to three bedrooms and the bathroom.

Bedroom One

22'9 x 11'1 (6.93m x 3.38m)

UPVC double glazed window, central heating radiator, UPVC double glazed patio doors to the Juliette balcony and door to the en-suite.

En-Suite

6'2 x 4'5 (1.88m x 1.35m)

Three piece suite comprising of single shower enclosure with electric shower, pedestal wash basin, twin flush WC, tile effect flooring, full tiled elevations and spotlights.

Bedroom Two

12'6 x 11'9 (3.81m x 3.58m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

10'8 x 8'9 (3.25m x 2.67m)

UPVC double glazed window, central heating radiator, fitted storage and television point.

Bathroom

7'9 x 6'4 (2.36m x 1.93m)

UPVC double glazed frosted window, centrally heated towel rail, double shower enclosure with direct feed shower and rainfall shower head, twin flush WC, vanity top wash basin, partially tiled elevations and wood effect flooring.

External

Front

Brick paved driveway for off road parking for two vehicles.

Rear

Enclosed laid to lawn garden and stone paved patio area, wooden canopy enclosing the hot tub with steps, timber shed, garage, planted beds and mature trees and gated access to the side.

Agents Notes

The Council Tax Band is D.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(32-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		