



REDPATH LEACH

ESTATE AGENTS

FEATURES

- Three Bed End-Terraced Home
- Within Easy Reach of Transport Links
- Immaculately Presented Throughout
- Lovely 14' Lounge With Wood Burner
- Modern Fitted Kitchen/Diner
- Beautifully Appointed Bathroom
- Good-Sized Rear Garden & Driveway

GORTON GROVE,
WORSLEY

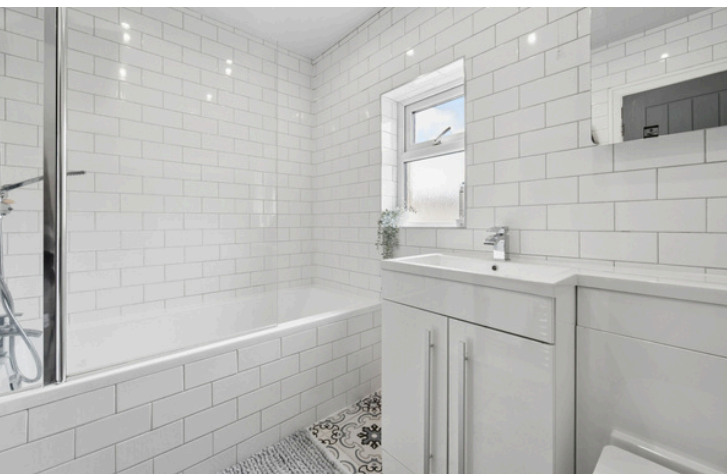
O/O £225,000



Gorton Grove, Worsley



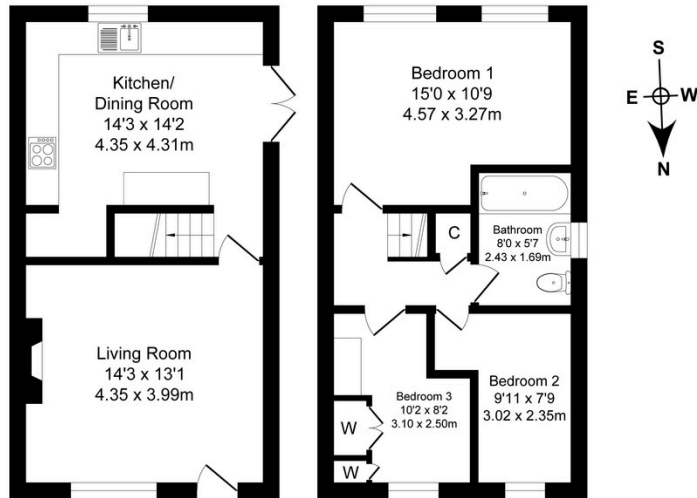
Gorton Grove, Worsley



Gorton Grove, Worsley

Total Approx. Floor Area 790 Sq.ft. (73.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

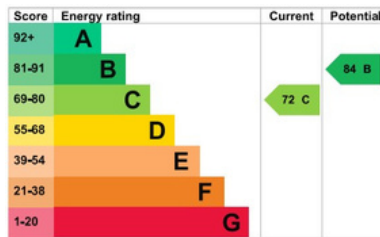


Ground Floor

Approx. Floor Area 395 Sq.Ft (36.7 Sq.M.)

First Floor

Approx. Floor Area 395 Sq.Ft (36.7 Sq.M.)



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If convenience of location is an important factor in one's property search, then this superb three bed end-terraced property has a great deal to offer. Tucked away within this residential cul-de-sac, not only does this immaculately presented home boast fantastic public transport links to both Manchester and Bolton, which will be ideal for those with a commute to consider, but is also conveniently positioned within walking distance of the abundance of shops, leisure establishments and local amenities available within Walkden town centre. Furthermore, if one is looking to cater for little ones, there are a plethora of well-regarded schools close-by, as well as a number of recreational areas for those family picnics and evening strolls with the dogs.

The accommodation itself is wonderfully light and bright and affords a warm and inviting ambience throughout. No more so is this felt than in the lovely 14' lounge, which lends itself perfectly to a night of relaxation, aided in no small part by the delightful log burner, which will provide the perfect crackling soundtrack to one's evening. One proceeds through into the smart 14' kitchen/diner, which is bathed in natural light via the plethora of windows, and which includes French doors which provide ease of access into the garden. Fitted with a range of wall and base units in grey with contrasting laminated work surfaces, there is an integrated electric oven, halogen hob and concealed extractor hood, as well as plenty of space for one's other essential free-standing appliances. A handy built-in breakfast bar provides space for informal dining or a swift cup of coffee before the school run.

Up on the first floor, one will discover the three bedrooms, including the generously proportioned 15' primary bedroom which benefits from a range of built-in wardrobes. The well-appointed bathroom completes the accommodation, being fully tiled and fitted with a three-piece suite in classic white, comprising of close-coupled WC, vanity wash hand basin and tiled bath with overhead shower.

Externally, unlike many of its other terraced counterparts, this home pleasingly benefits from both off-road parking and a garden, which is sure to impress any would-be acquirers. The low-maintenance frontage provides space for a number of vehicles, whilst the rear garden is of a generous size, being mainly laid to lawn and encompassed by mature shrubs and trees which afford plenty of privacy. One can enjoy the sunny Southerly aspect with a gin and tonic or two on the decked seating area, which is a perfect spot in which to site a rattan sofa or dining set.

We would anticipate that this lovely home will be swiftly secured and would highly recommend an early expression of interest to avoid disappointment.



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