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Woodshaw Grove, Worsley, Manchester

£550,000



*** NO CHAIN***

This beautifully presented and fully modernised four-bedroom family home offers spacious and versatile accommodation, finished to a high standard throughout. Occupying a fantastic position towards the end of a quiet cul-de-sac, the property offers privacy, generous living spaces and a layout ideally suited to modern family life.

The bright entrance hallway leads to a spacious lounge with bay window, while a versatile study/playroom provides an additional living space, ideal for working from home, children or as a second reception room. A downstairs WC completes the front of the property.

To the rear is a generous dining room, perfect for family meals and entertaining. The impressive kitchen/diner forms the heart of the home, fitted with a top-of-the-range German kitchen and integrated appliances. This flows seamlessly into the conservatory, creating a superb open-plan family and entertaining space overlooking the rear garden. Both the kitchen and conservatory benefit from underfloor heating. A separate utility room and additional storage complete the ground floor.

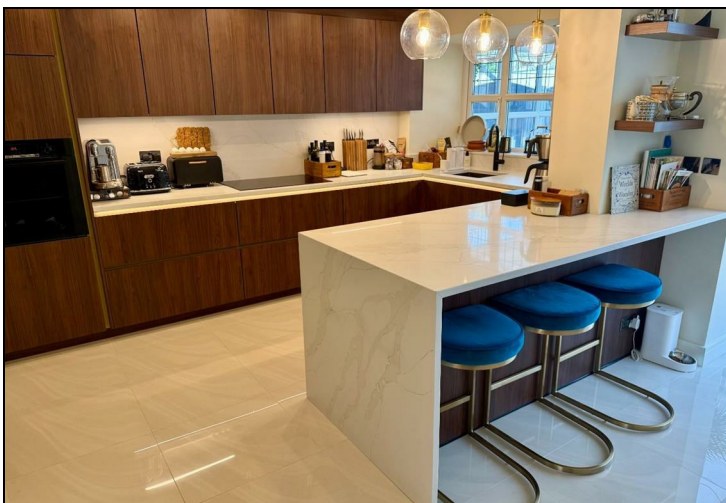
Upstairs are four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a newly fitted family bathroom featuring high-quality Italian tiles.

Externally, the property occupies an enviable end-of-cul-de-sac position. To the front is a newly installed block-paved driveway providing ample off-road parking. The rear garden benefits from direct gated access onto the Ellenbrook to Monton Loopline, a popular route for families, dog walkers and cyclists, with connections to the Vantage guided busway for commuters travelling into Manchester.

A fantastic family home offering four bedrooms, multiple living spaces, an impressive kitchen and conservatory, excellent specification and a highly desirable position.

KEY FEATURES

- HIGH SPECIFICATION
- TOP OF THE RANGE GERMAN KITCHEN
- MUST BE SEEN TO FULLY APPRECIATE
 - FOUR BEDROOMS
 - UNDERFLOOR HEATING
 - EN-SUITE
- NEWLY FITTED BLOCK PAVED DRIVEWAY
PROVIDING OFF ROAD PARKING
 - STUDY/PLAYROOM
 - FOUR RECEPTION ROOMS
 - CUL-DE-SAC POSITION



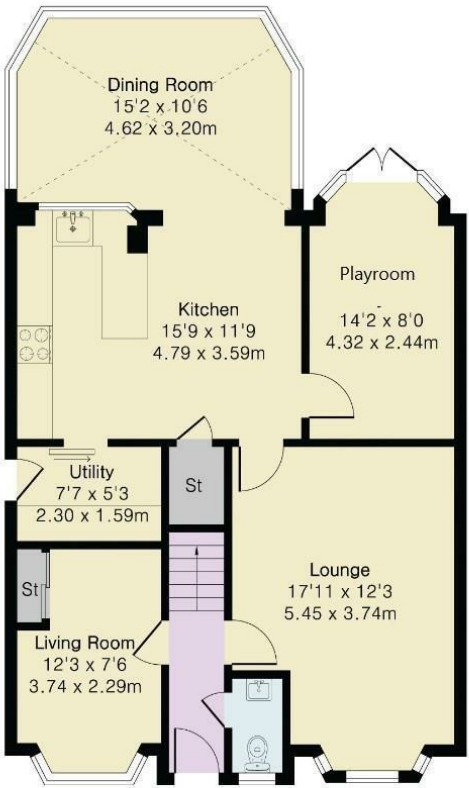




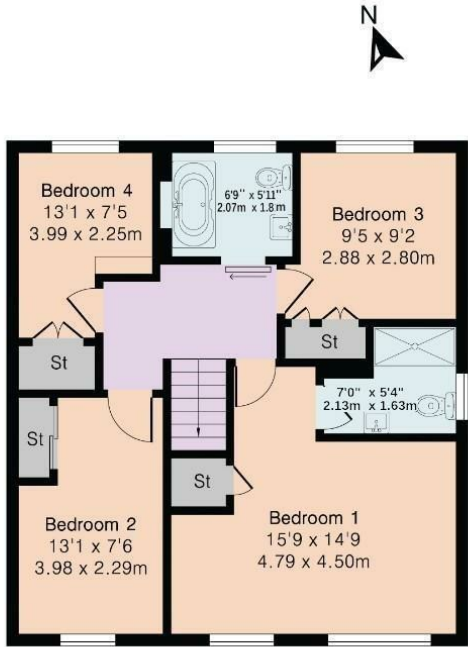
Approximate Gross Internal Area 1540 sq ft - 154 sq m

Ground Floor Area 898 sq ft – 83 sq m

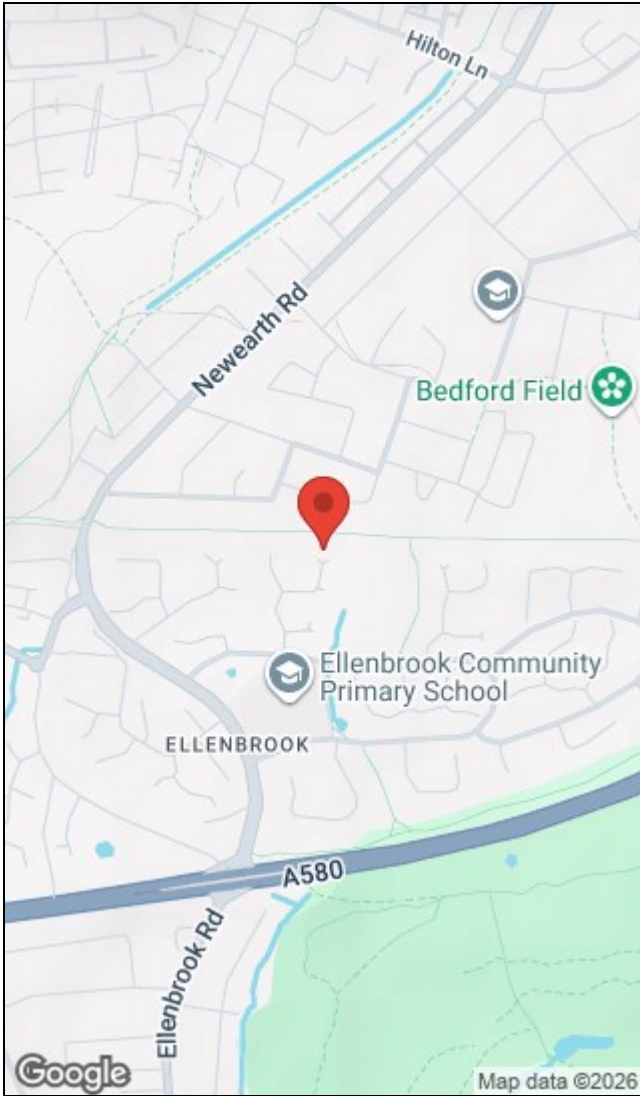
First Floor Area 642 sq ft – 60 sq m



Ground Floor



First Floor



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 plus) A			(92 plus) 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		
68		78			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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