

17 Orchard Avenue, Worsley

£500,000 Leasehold

Integral garage • Four double bedrooms • En-Suite, Master bathroom & Downstairs W.C. • South facing rear garden • No Chain • Five minutes from the M60 & The East Lancs, perfect for commuters • Modern throughout

Kate Roe proudly introduces to the market this fabulous four bedroom detached property, situated on a leafy tree lined avenue bursting with character and a welcoming approach to the property. The property offers sizeable rooms, with four double bedrooms, the master with an en-suite, two reception rooms, one of which opens up onto the South facing garden to the rear, a downstairs W.C. & a large open plan kitchen/diner with adjoining utility room and an integral garage. Located in the highly desirable area of Boothstown, you are no longer than a five minute drive to the M60 motorway, providing excellent links to Manchester City Centre, Manchester Airport & The Trafford Centre. Boothstown offers an outer city almost village feel, with trendy bars, restaurants & pubs and you're not too far from Worsley & Monton where there are local additional shops and popular social spots. There are two Ofsted rated "Outstanding" Schools within 1/2 a mile, Ellenbrook Community Primary School & St Andrews C of E Primary School and RHS Garden Bridgewater, a popular outdoor experience.

The property was built in 1999 and has been well maintained and upgraded ever since, leaving very little to do.

Council Tax band: D

Tenure: Leasehold





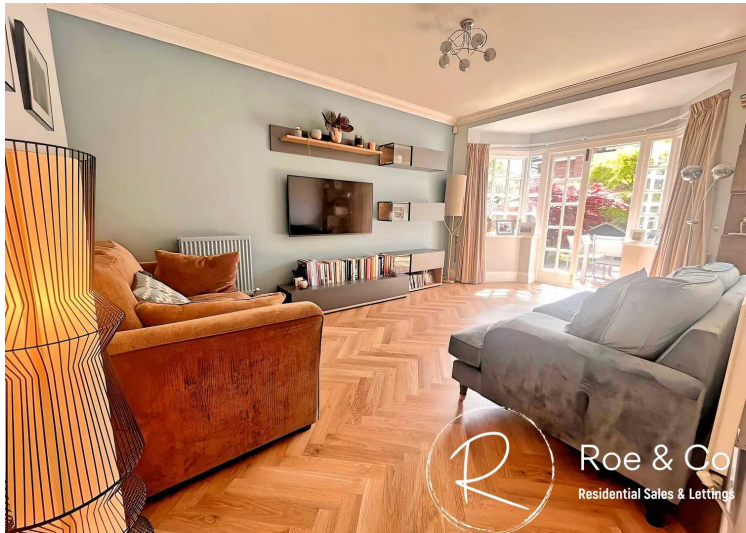
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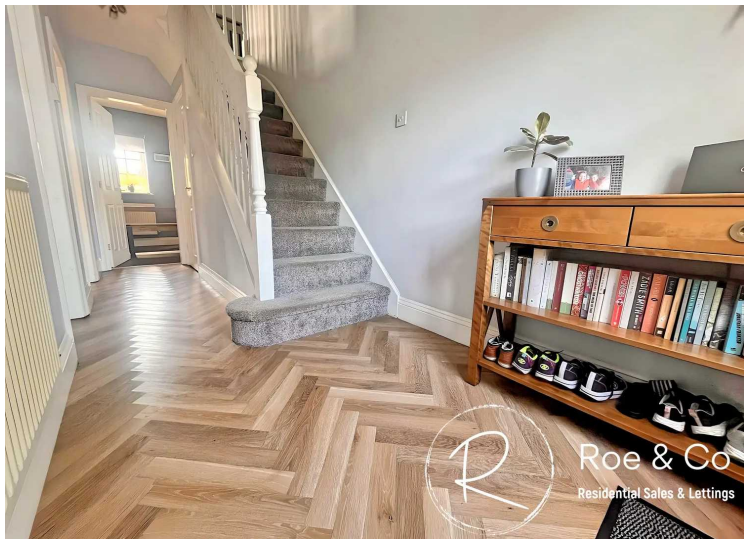
REAR GARDEN

To the front is a lawned area and a driveway which accommodates two cars and the garage allows for additional parking. To the rear is a sun worshippers paradise as the garden is South facing and gets the sun throughout the day, whilst not being overlooked offering privacy. The patio which sits directly off the back of the house is an ideal entertainment area and a perfect place to relax. It also benefits from a large lawned area to the bottom, which is great for children to play on as it is safe and secure.





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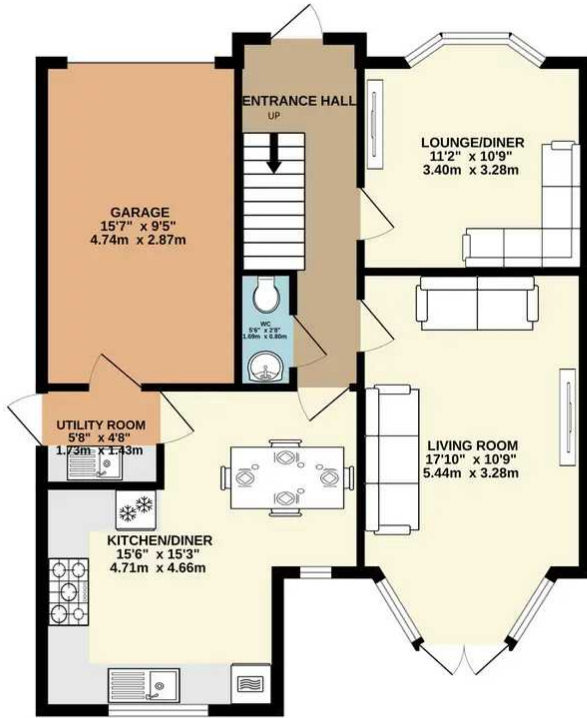


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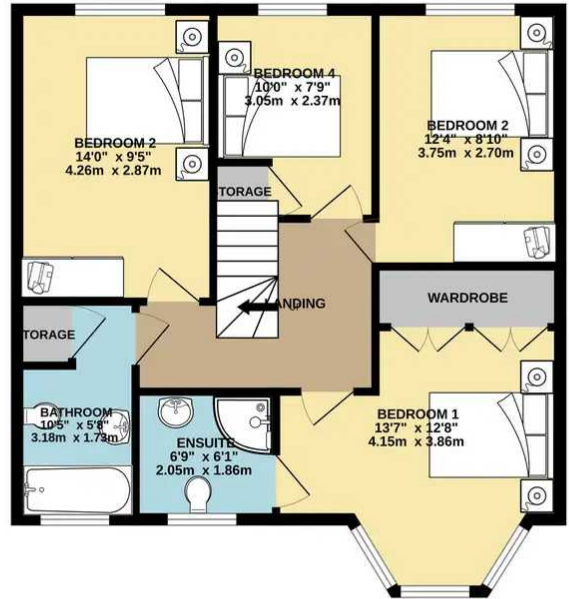


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GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

A lovely wide hallway with feature staircase leading to the first floor and a W.C. located under the stairs.

Lounge/Diner - 11'2" x 10'9"

Currently used as a playroom but could be an additional lounge or dining room

Living Room - 17'10" x 10'9"

Feature doors opening onto the South facing rear garden

Kitchen/Diner - 15'6" x 15'3"

Fully fitted modern kitchen with integral oven, hob, fridge/freezer and oven.

Utility Room - 5'8" x 4'8"

Downstairs W.C.

Sink & Toilet

Bedroom One - 13'7" x 12'8"

Fitted wardrobes

En-Suite - 6'9" x 6'1"

Shower, Sink & Toilet.

Bedroom Two - 14" x 9'5"

Bedroom Three - 12'4" x 8'10"

Bedroom Four - 10" x 7'9"

Overstairs Storage

Bathroom - 10'5" x 5'8"

Three piece bathroom suite with overhead shower to the bath and storage cupboard

- Integral garage
- Four double bedrooms
- En-Suite, Master bathroom & Downstairs W.C.
- South facing rear garden
- No Chain
- Five minutes from the M60 & The East Lancs, perfect for commuters
- Modern throughout

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