



Oakland Lane, Worsley, Manchester, M28 7AT

SEMI DETACHED TOWNHOUSE | HIGH SPEC FIXTURES AND FITTINGS | NEFF KITCHEN APPLIANCES | VILLEROY & BOCH SANITARY WARE | SMART HOME TECHNOLOGY | EPC RATING B | CLOSE TO ELLENBROOK PRIMARY SCHOOL | WELL LOCATED FOR THE VANTAGE BUS | LEASEHOLD PROPERTY | NO UPWARD SALES CHAIN

Asking Price: **£400,000**



Oakland Lane, Worsley, Manchester, M28 7AT

DESCRIPTION

This exclusive development showcases the best of chic and contemporary living. Completed to a stunning high specification throughout you can create the house of your dreams in this idyllic spot. Set in a leafy environment you can leisurely explore the scenic canal side walks along the world-famous Bridgewater Canal or experience the beautiful Worsley Woods. The picturesque village boasts Grade II listed buildings and a number of recreational spaces perfect for a picnic. Worsley Park Marriott Hotel and Country Club is a few minute's drive away with its luxury Spa and 18-hole golf course. There is an abundance of Ofsted 'Outstanding' Primary Schools, secondary schools and private schools. There are a number of colleges in the surrounding area along with Universities and specialist colleges, such as Media City UK. With its excellent transport links, including the new Vantage Bus Route it is also ideally situated for ease of access to nearby Manchester City Centre, Media City and the Intu Trafford Centre. The properties are leasehold for 999 years from 1st January 2015 and ground rent payable is £250 per annum. The service charge for any maintenance to communal access drives and landscaping is £100 per annum plus VAT if demanded (this is only due if any maintenance or works are required).



Lounge

5.23m x 3.1m

Lounge

Kitchen

4.04m x 4.75m

Kitchen

Guest WC

Cloakroom

Bedroom 1

4.06m x 5.36m

Bedroom

Master En-Suite

En-Suite

Bedroom 2

3.45m x 4.09m

Bedroom

Bedroom 3

3.2m x 4.09m

Bedroom

Bedroom 4

3.18m x 4.09m

Bedroom

Bathroom

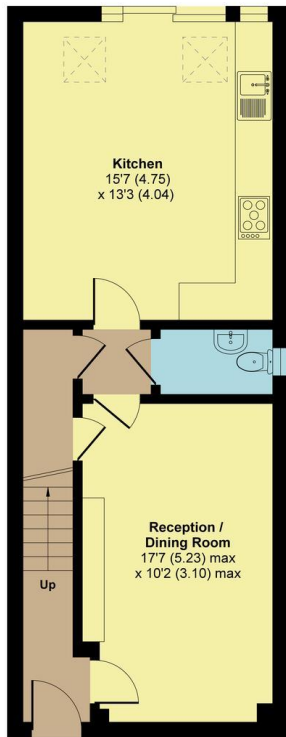
Bathroom



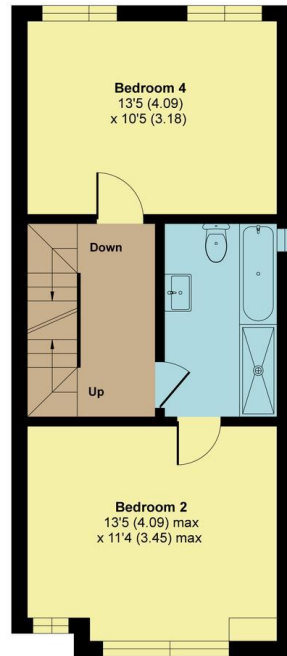
Oakland Lane, Worsley, Manchester, M28

Approximate Area = 1390 sq ft / 129 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 47 SQ M
(503 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 41 SQ M
(441 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 41 SQ M
(446 SQ FT)



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 748582

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



01617909000



The Mill House, 6 Worsley Road, Worsley, Manchester, M28
2NL

worsley@hunters.com



OPENING HOURS

Hunters opening hours – 9-5.15pm
Monday to Friday & 10-2pm Saturday.
Closed Sunday.



VAT Reg. No 938460205 | Registered No: 5299070 | Registered Office: 25 Teak Drive, Kearsley, Bolton, BL4 8RX
Hunters Worsley Prestige Property International Limited