



Ridingfold Lane, Worsley, Manchester

RECENTLY RENOVATED | DETACHED | TWO RECEPTION ROOMS | NEWLY FITTED KITCHEN | EPC RATING C | TWO DOUBLE BEDROOMS | OFF ROAD PARKING | SINGLE GARAGE

Asking Price: **£295,000**



Ridingfold Lane, Worsley, Manchester

DESCRIPTION

Briefly comprising of a side access entrance hall with built in storage cupboard. Bay fronted lounge with feature fireplace and newly laid carpet. Open through access to dining room with space for a table and chairs. Newly fitted kitchen with wall and base units, integrated oven and hob whilst providing space for further appliances. Two good sized double bedrooms provide space for freestanding furniture. The family bathroom provides a three piece bathroom suite. A conservatory to the rear of bedroom two provides access to the rear garden. Externally, the property provides off road parking and access to a brick built single garage.

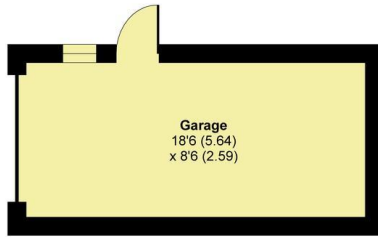




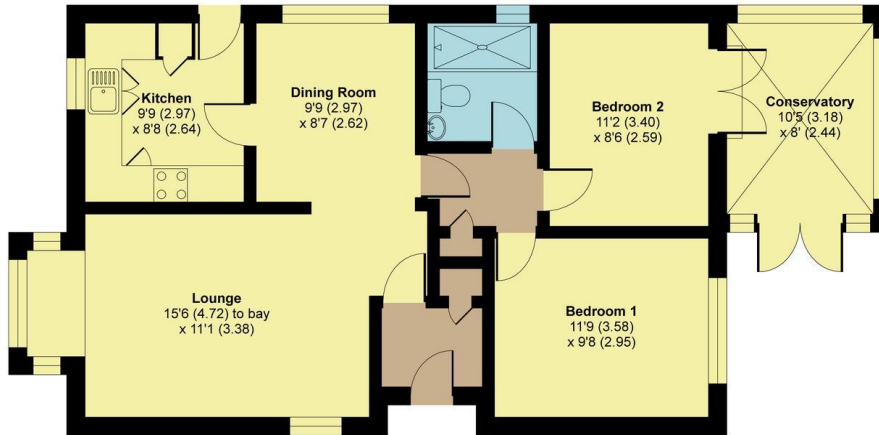
Ridingfold Lane, Worsley, Manchester, M28

Approximate Area = 994 sq ft / 92.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR
APPROX FLOOR
AREA 14.4 SQ M
(156 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 77.8 SQ M
(838 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: 743035

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			
(81-91) B			87
(69-80) C		71	
(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	

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.

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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.



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OPENING HOURS

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



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