

GARDENS



FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

LOCATION

ENERGY PERFORMANCE CERTIFICATE



£257,500

11a Thornhill Drive, Worsley, Manchester, M28 7FT

- 4 Bedroom Detached
- Set Over 3 Floors, GCH
- Guest W.C, Lounge
- Fitted Dining Kitchen
- 2 Modern Bathrooms
- Large Rear Garden
- Driveway, No Chain
- Rear Not Over-looked

We are pleased to offer for sale this newly build four double bedroom detached family home with 10 years NHBC warranty, situated in the sought after Worsley location. Within easy access of; Local schools, amenities and the A580. Offered with the added benefit of having no

NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

GROUND FLOOR

ENTRANCE HALL

With under-stairs storage and stairs to first floor with spindled balustrade.

GUEST W.C.

Fitted with a modern suite comprising of: guest wash hand basin set on vanity unit and low level w.c. Window to front.

LOUNGE

12'2 x 12'10 (3.71m x 3.91m)

Nice size room with window to front.

MODERN DINING KITCHEN

19'4 x 15'5 (5.89m x 4.70m)

Spacious dining kitchen with a range of modern wall and base units with complimentary worktops, electric double oven and gas hob with chimney style extractor over, 1.5 bowl sink, spaces for dishwasher, machining machine and fridge/freezer behind unit doors. Spot lights and window to rear. Open plan to dining area.

DINING AREA

Space for dining table, spot lights and French doors to rear.

FIRST FLOOR

LANDING

BEDROOM 2

12'2 x 11'2 (3.71m x 3.40m)

Double room with window to front.

BEDROOM 3

9'2 x 13'9 (2.79m x 4.19m)

Double room with window to rear.

BEDROOM 4

9'6 x 10'2 (2.90m x 3.10m)

Double room with window to rear.

MODERN FAMILY BATHROOM

Fitted with a modern suite comprising of: P'Shape bath with shower screen and electric shower over, pedestal wash hand basin and low level w.c. Ladder radiator, partially tiled walls, tiled floor and window to front.

SECOND FLOOR

BEDROOM 1

15'9 x 15'1 (4.80m x 4.60m)

MODERN EN SUITE

ADDITIONAL EN SUITE PHOTO

REAR OF PROPERTY

GARDEN

PATIO AREA

VIEW TO REAR

VIEW TO FRONT



LOUNGE



MODERN DINING KITCHEN



DINING AREA



BEDROOM 1



BEDROOM 2



BEDROOM 3