



3 bed detached house to buy in

Hopefold Drive, Worsley, Manchester,
Greater Manchester, M28 3PW

£190,000 Starting Bid

 x3  x1  x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Link Detached
- ✓ 3 Bedroom
- ✓ Views to the rear
- ✓ cash buyers
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Description

Please be advised this property is limited lending / potential cash buy

Next Move 4U are pleased to offer For Sale this spacious extended three bedroom link-detached family home in quite Cul de Sac location. Please note this property is being sold via the Auction.

Large driveway providing off road parking for multiple vehicles leading to a garage. Close to excellent schools, shops, supermarkets and restaurants with Walken Town Center close by. Walkden train station is also close by. Access to Manchester town center is also not far.

The property features an entrance hall, large open plan refurbished kitchen diner. The large lounge has a feature fireplace with sliding doors leading to the garden. At the bottom of the garden you can see the lake.

First floor has three good size bedrooms with fitted wardrobes and a nice bathroom with step in shower, toilet and sink. The main bedroom has doors leading to a balcony overlooking the lovely view of the lake.

Outside there is a small front garden with driveway providing off road parking for multiple vehicles leading to the garage featuring an electric door. The large rear garden has ample space with a greenhouse.

The property benefits from gas central heating and double glazed windows. The property is empty so offers a no chain sale. The property is freehold. Not to be missed.

Entrance Hall

Cloakroom W/C – 1.68m x 1m

Lounge – 5.93m 5.04m

Kitchen dining room – 3.96m x 5.04m

Stairs leading to

First floor landing

Bedroom – 3.9m x 2.85

Bedroom – 2.81m x 1.98m

Bedroom 3.1m x 3m

Bathroom – 2.11m x 2.08m

Balcony -

All measurements are approximate at the time of advertising.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £190,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1980

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Reservoir

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Hopefold Drive, Worsley, Manchester, Greater Manchester, M28 3PW

Contact your local branch today for more information on this property:

4 Middle Gate, Newark, Nottinghamshire, NG24 1AG, Tel: 01636 558 540, <https://oliver-reilly.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

