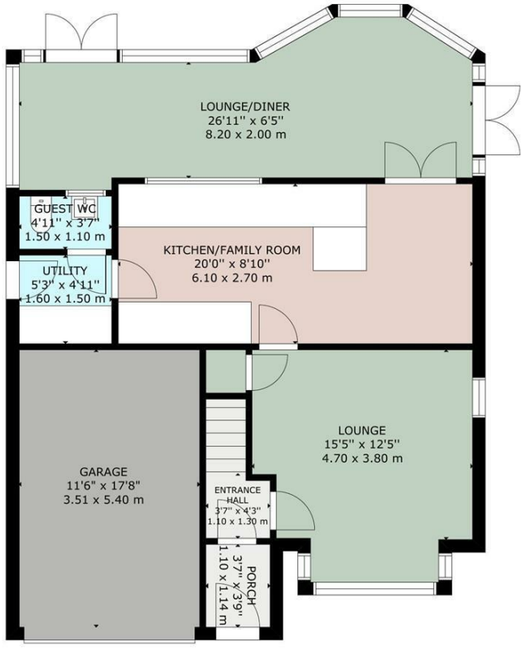
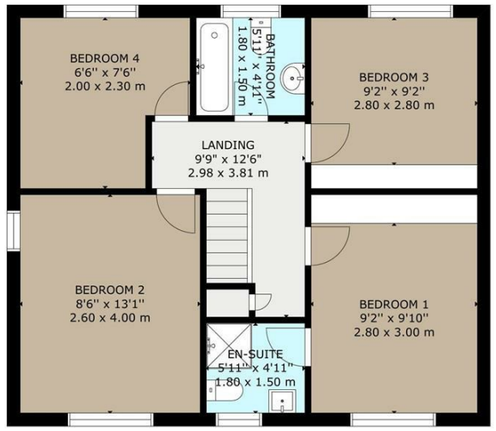


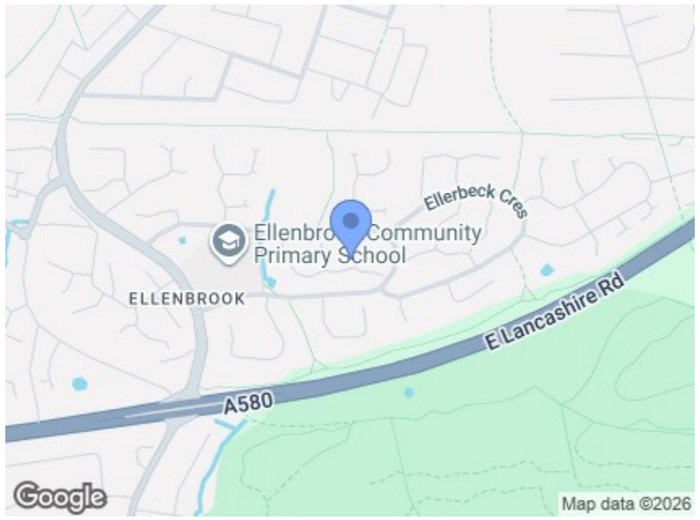
GROUND FLOOR



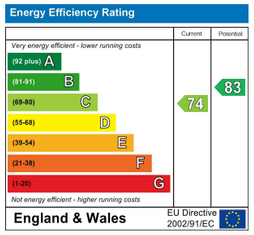
FIRST FLOOR

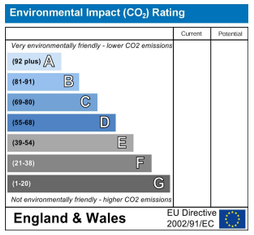
GROSS INTERNAL AREA
TOTAL: 141 m²/1,518 sq.ft
GROUND FLOOR: 73 m²/781 sq.ft, FIRST FLOOR: 68 m²/737 sq.ft
EXCLUDED AREAS: GARAGE: 19 m²/204 sq.ft, PORCH: 2 m²/22 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

CHARLES LOUIS
HOMES LIMITED



Directions





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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21 Reedley Drive

Ellenbrook, Worsley, Salford, M28 7XR

Offers over £540,000

4 2 2 C

- **Well Presented Four Bedroom Detached Family Home**
- **Stunning Open Plan Kitchen & Family Room Forming the Heart of the Home**
- **Large Rear Garden, With Garage & Driveway Parking**
- **A Must See!! To Appreciate, Size, Finish & Location**
- **Set In A Quiet & Well Sought After Cul De Sac Location**
- **Master Bedroom With En-Suite, Family Bathroom & Downstairs WC**
- **Close To Local Amenities, Public Transport & Motorway Links**
- **EPC Rating C, Council Tax Band E, Leasehold**

21 Reedley Drive

Ellenbrook, Worsley, Salford, M28 7XR

WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOMELOCATED IN A QUIET & WELL SOUGHT AFTER CUL DE SAC LOCATION**LARGE GARDEN WITH GARAGE & DRIVEWAY PARKING**Occupying a prime position within a highly sought-after cul-de-sac, this exceptional four-bedroom detached residence presents an outstanding opportunity for families seeking elegant living space, refined interiors, and an enviable lifestyle location.

Beautifully presented throughout, the home has been thoughtfully designed to offer a seamless balance of style and practicality. The welcoming lounge provides a sophisticated retreat, while the stunning contemporary kitchen and family room forms the heart of the home—perfectly suited to modern family living and entertaining alike. A separate dining area, complemented by an additional reception space, offers further versatility for formal gatherings, family occasions, or relaxed evenings at home. A utility room and guest WC complete the ground floor accommodation.

To the first floor, the impressive principal bedroom enjoys a beautifully appointed en-suite, creating a private sanctuary for relaxation. Three further generously proportioned bedrooms provide superb accommodation for children, guests, or home working, all served by a stylish family bathroom.

Externally, the property continues to impress with a substantial private rear garden, offering an ideal setting for outdoor entertaining and family enjoyment, alongside a well-maintained front garden and private driveway parking.

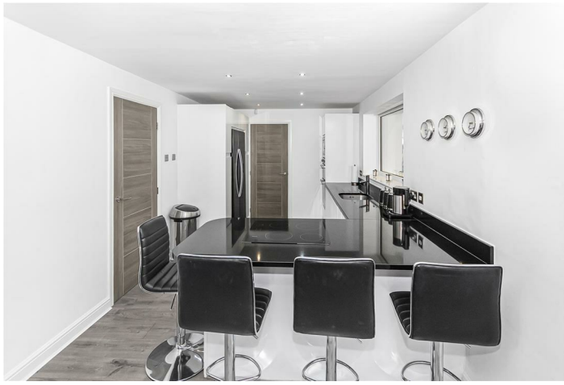
Perfectly positioned for family life, the property lies within walking distance of the highly regarded Ellenbrook Primary School and the scenic Worsley Loopline, ideal for weekend walks and leisure pursuits. Excellent transport connections via the A580 and major motorway networks ensure effortless access to Manchester and beyond, while an array of local amenities remain close at hand.

Porch
3'8" x 3'7" (1.14 x 1.1)
External door to front elevation. Internal door through to:

Entrance Hall
4'3" x 3'7" (1.3 x 1.1)
Stairs to First Floor Landing. Internal door through to:

c
15'5" x 12'5" (4.7 x 3.8)
Dual aspect windows to front and side elevation. Under the stairs storage area. Internal door through to Kitchen/Family Room

Kitchen/Family Room
8'10" x 20'0" (2.7 x 6.1)
Internal window and internal French doors to the rear elevation. Kitchen fitted with a range of modern wall and base units complete with contrasting work surfaces and peninsula breakfast bar with integrated oven, microwave, dishwasher, space for fridge freezer. Internal door through to Lounge/Diner



Lounge/Diner
6'6" x 26'10" (2.0 x 8.2)
Windows to the rear and both side elevations provide excellent natural light, while French doors open directly onto the rear garden, creating a seamless connection to the outdoor space. A feature fireplace serves as a central focal point to the room, adding warmth and character.

Utility Room
4'11" x 5'2" (1.5 x 1.6)
Exrternal door to side elevation. Fitted with a range of modern wall and base units with contrasting worktops integrated washing machine and dryer. Internal door through to Guest Wc

Guest WC
3'7" x 4'11" (1.1 x 1.5)
Internal window to rear elevation. Fitted with a low level W.C and a wash hand basin.

First Floor

Bedroom One
9'2" x 9'10" (2.8 x 3.0)
Window to the front elevation. Double bedroom with fitted wardrobes. Internal door leading to en-suite shower room.

En-Suite
4'11" x 5'10" (1.5 x 1.8)
Window to the front elevation. Comprising a low-level WC, vanity wash basin, and shower.

Bedroom Two
13'1" x 8'6" (4.0 x 2.6)
Dual aspect windows to the front and side elevations, providing excellent natural light. Double bedroom.

Bedroom Three
9'2" x 9'2" (2.8 x 2.8)
Window to the rear elevation. Double bedroom with fitted wardrobes.

Bedroom Four
7'6" x 6'6" (2.3 x 2.0)
Window to the rear elevation. Double bedroom currently utilised as a dressing room.

Bathroom
4'11" x 5'10" (1.5 x 1.8)
Window to the rear elevation. Comprising a low-level WC, vanity wash basin, and bath with shower over

Rear Garden
A spacious rear garden, mainly laid to lawn and fully enclosed by brick wall and fencing, offering a good level of privacy. A paved seating area sits directly off the property, ideal for outdoor dining, with side access leading through to the rear. The garden also benefits from a conservatory/sunroom opening directly onto the outdoor space, creating a seamless indoor-outdoor flow.

Alternative View

Front External