



Leigh Road, Manchester

- ELEVATED VIEWS OVER THE RHS BRIDGEWATER GARDENS
- FITTED WITH CAT 6 CABLING
- VERSATILE LIVING SPACE
- SELF CONTAINED SUMMERHOUSE TO THE REAR
- ELECTRIC GATED ENTRY TO PRIVATE DRIVEWAY

Price £1,900,000

- HIGH SPEC FIXTURES AND FITTINGS
- SET OVER THREE FLOORS
- EPC RATING TO FOLLOW
- HOME ALARM SYSTEM
- SMART HOME TECHNOLOGY INSTALLED

HUNTERS[®]
HERE TO GET *you* THERE

Leigh Road, Manchester

DESCRIPTION

Hunters Worsley are elated to bring Rosemoor House to the market with open plan living/dining kitchen area boasting garden views to the rear, new build property, five bedrooms, set over three floors. Quality fixtures and fittings. Elevated open views of the upcoming RHS Bridgewater Gardens, located upon prestigious Leigh Road, Worsley.

Set within private grounds covering an approximate 0.7 acres and with electric gate entrance, the property has been carefully redesigned to accommodate today's modern living needs whilst boasting an impressive list of high spec fixtures and fittings both internally and externally.

Accommodation briefly comprises of, front elevation lounge, open plan living/kitchen/dining area, utility room and guest w.c to the ground floor. First floor living provides four double bedrooms, two en suite bathrooms and the family bathroom. The second floor with views to the rear boasts a good sized main bedroom, dressing room and en suite.

Rosemoor House is ideally located for those looking to be in a semi rural location yet close to city centre living. A plethora of Ofsted 'outstanding' primary schools, private schools and secondary schools are available. Whilst a number of colleges are within the surrounding areas, universities and specialist colleges can be found at nearby Media City U.K making Worsley one of the most convenient locations for families with children at all stages of their education.

With its excellent transport links, including the Vantage Bus Route, Walkden Train Station and nearby Public Transport Rosemoor House is also ideally located for ease of access by motorway to nearby Manchester City Centre, Media City UK and Salford Quays.





Rosemoor, Leigh Road, Worsley, Manchester , M28

Approximate Area = 3427 sq ft / 318.3 sq m

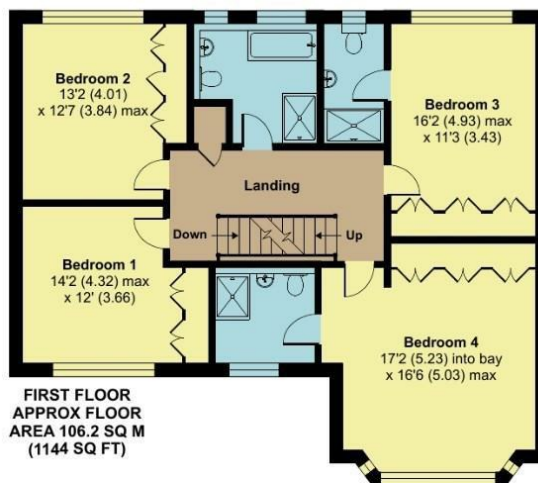
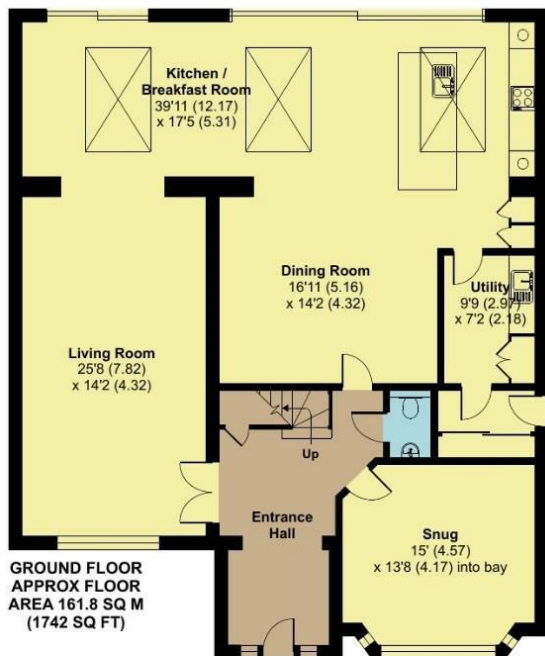
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 3452 sq ft / 320.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 942881

Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

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


Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



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 plus) A			
(81-91) B			
(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 	

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.

THINKING OF SELLING? 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.

HUNTERS®

HERE TO GET *you* THERE