



278 Leigh Road, Worsley, Manchester, M28 1LF

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

Price £1,750,000



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DESCRIPTION

Welcome to Rosemoor House, an exquisite new build property offering a seamless blend of modern living and elegant design. This stunning home features five bedrooms spread across three floors, with an open-plan living, dining, and kitchen area that provides breathtaking views.

Situated on prestigious Leigh Road in Worsley, Rosemoor House boasts elevated open views of the forthcoming RHS Bridgewater Gardens. The property is set within approximately 0.7 acres of private grounds and includes an electric gate entrance. It has been meticulously redesigned to meet the needs of contemporary living, showcasing high-spec fixtures and fittings both inside and out.

Upon entering, you are greeted by a front elevation lounge that leads into the expansive open-plan living, kitchen, and dining area. The ground floor also includes a utility room and a guest W.C. The first floor comprises four double bedrooms, two of which have en-suite bathrooms, along with a family bathroom. The second floor features a spacious main bedroom, a dressing room, and an en-suite bathroom, all offering stunning rear-facing views.

Rosemoor House is ideally positioned for those seeking a semi-rural lifestyle with close proximity to urban amenities. It is surrounded by a wealth of Ofsted 'Outstanding' primary schools, private and secondary schools, and several colleges. Nearby universities and specialist colleges, such as those at MediaCityUK, further enhance Worsley's appeal for families with children at all educational stages.

The property benefits from excellent transport links, including the Vantage Bus Route, Walkden Train Station, and nearby public transport options. Easy motorway access ensures a quick commute to Manchester City Centre, MediaCityUK, and Salford Quays.

Experience the perfect balance of tranquil living and city convenience at Rosemoor House.



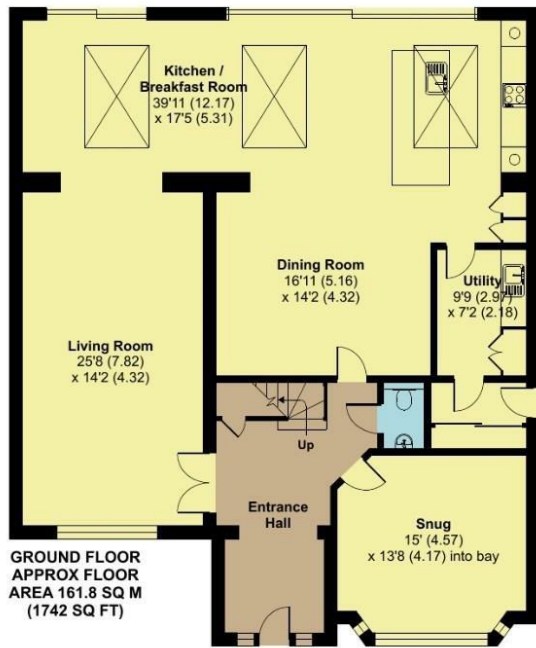


Rosemoor, Leigh Road, Worsley, Manchester , M28

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



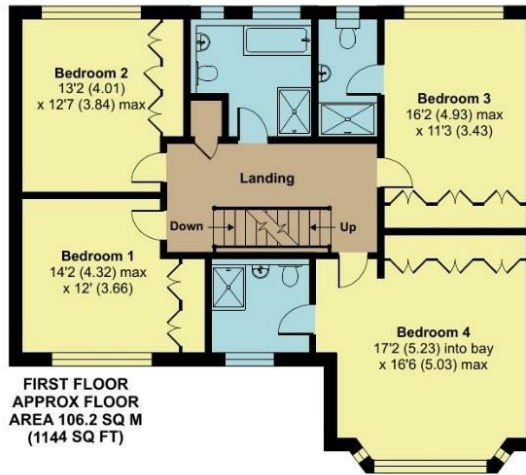
Denotes restricted head height



GROUND FLOOR
 APPROX FLOOR
 AREA 161.8 SQ M
 (1742 SQ FT)



SECOND FLOOR
 APPROX FLOOR
 AREA 52.6 SQ M
 (566 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 106.2 SQ M
 (1144 SQ FT)

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

Viewings

Please contact worsley@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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