



HUNTERS[®]
HERE TO GET *you* THERE

Laughton Avenue, Worsley, Manchester | Offers In The Region Of £595,000
Call us today on 0161 790 9000



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 WORSLEY are excited to market 'The Priestley' on the highly desirable Bellway development 'Edenfields' in Boothstown! Immaculately presented, this is a high end executive home which includes an NHBC Warranty being built in 2019. The property spans over 1677 square feet of living space which is perfect for families, within the local area are popular schools including St Andrews Primary School. Local amenities are to be found in Boothstown Square including bars, restaurants & convenience stores, further afield are eateries such as Coal & Cotton and The Moorings, both are accessible from the property within walking distance which you can go along the Bridgewater Canal towards RHS Bridgewater and Historic Worsley Village where there are further green spaces & amenities. Public transport links can be found from either Leigh Rd or A580 which will directly link you with Manchester City Centre & The Trafford Centre. Motorways include M60, M62, M6 which can take you throughout the North West.

Living Room

15'8 x 14'3

To the rear aspect, carpeted flooring, ceiling light point, radiator, double doors leading to the garden.

Dining Room

12'11 x 11'10

To the front aspect, bay fronted UPVC window, ceiling light point, tiled flooring & radiator.

Kitchen/Breakfast Room

18'2 x 11'10

To the rear aspect, fully fitted modern kitchen with plenty of base/wall units, sink unit, extractor fan & hob, integrated appliances, breakfast bar, tiled flooring, spotlights, UPVC double glazing & double doors leading to the garden.

Downstairs W.C

Downstairs W.C with toilet, wash basin and tiled walls/flooring.

Integral Garage

17'2 x 8'1

To the front aspect, spacious garage with side door access & front roller shutter.

Bedroom One

12'9 x 11'1

To the front aspect, carpeted flooring, ceiling light point, fitted wardrobes, radiator, UPVC double glazing.

En-Suite

En-Suite to master bedroom, tiled flooring & walls, spotlights, towel heater, UPVC double glazing, extractor fan & double shower cubicle.

Bedroom Two

13'10 x 11'0

To the rear aspect, carpeted flooring, UPVC double glazing, ceiling light point & radiator.

Bedroom Three

16'8 x 8'6

To the front aspect, carpeted flooring, UPVC double glazing, ceiling light point, radiator & storage cupboard.

Bedroom Four

13'10 x 8'7

To the rear aspect, carpeted flooring, UPVC double glazing, ceiling light point & radiator.

Bathroom

To the rear aspect, main four piece family bathroom tiled throughout, double shower cubicle, UPVC double glazing, spotlights & towel heater.

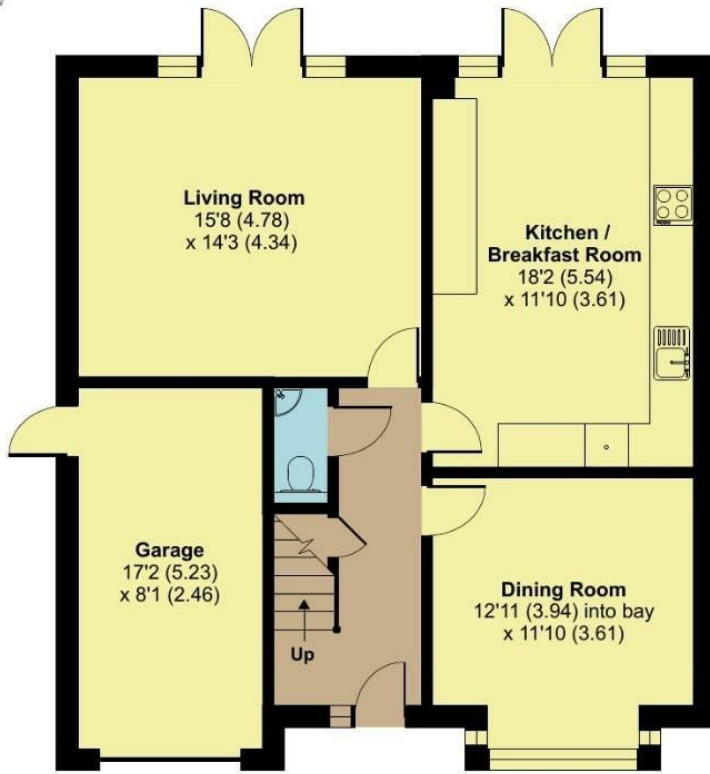
Gardens & Driveway

To the front aspect, large driveway for multiple vehicles, lawn area enclosed by bushes. Side access to the rear garden. To the rear is a landscaped garden with paved sitting areas, decking area & lawn, enclosed by fencing.

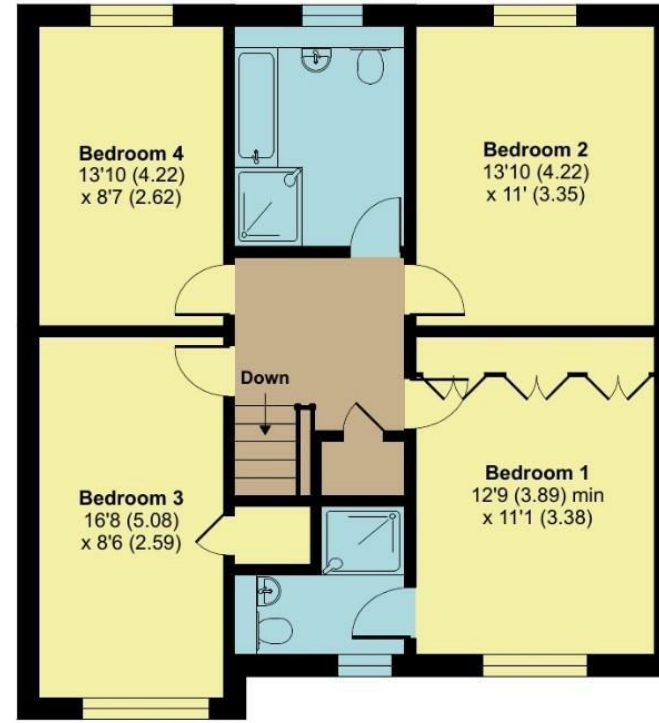
Laughton Avenue, Worsley, Manchester, M28

Approximate Area = 1677 sq ft / 155.8 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 64.9 SQ M
(699 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 77.76 SQ M
(837 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 1027413

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.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB | 0161 790 9000 | worsley@hunters.com

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