



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Leigh Road, Worsley, Manchester

## £425,000

# HUNTERS®

HERE TO GET *you* THERE

Sold with NO CHAIN this extended five bedroom semi-detached home on the desirable Leigh Road, Boothstown! The property is vacant and has been recently decorated so would suit a family looking to move in straight away. Internally, the property comprises of two reception rooms, a kitchen/diner and a utility room. There is also a guest bedroom to the ground floor. To the first floor, there are four bedrooms and a four piece family bathroom suite. Externally, to the front aspect is a garden and off road driveway parking. To the rear is a private garden mostly laid to lawn. Location wise, the property is located close to all local amenities in Boothstown including the Bridgewater canal, Boothstown precinct and has excellent transport links being close to the M60.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
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## KEY FEATURES

- Newly Deocrated
- Five Bedrooms
- Two Reception Rooms
  - Driveway
  - Desirable Location
- Excellent Transport Links



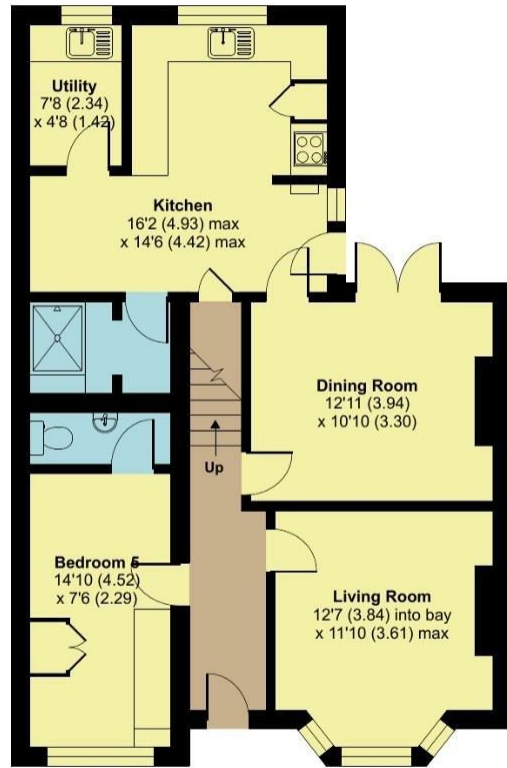




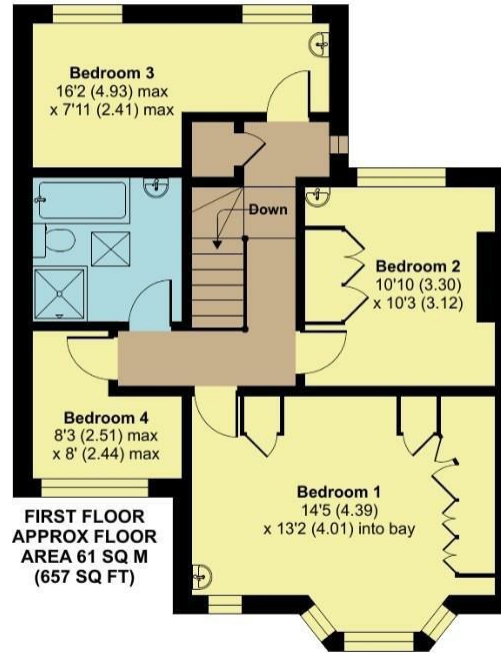
# Leigh Road, Worsley, Manchester, M28

Approximate Area = 1484 sq ft / 137.9 sq m

For identification only - Not to scale



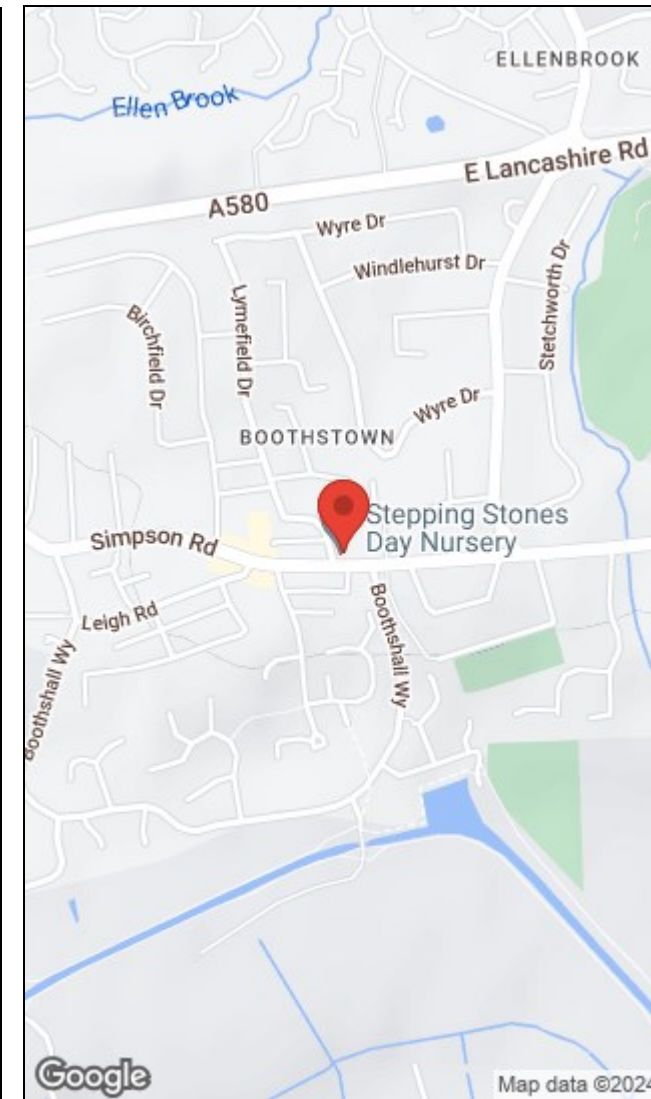
**GROUND FLOOR  
APPROX FLOOR  
AREA 76.8 SQ M  
(827 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 61 SQ M  
(657 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2022. Produced for Hunters Property Group. REF: 887690



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>75</b>		
	<b>60</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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