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Hopefold Drive, Worsley

Offers Over £250,000



This charming 3-bedroom detached house nestled in Walkden offers a perfect blend of comfort and convenience. Situated in close proximity to Walkden Centre, residents benefit from easy access to a plethora of amenities including great schools, shopping facilities, and an array of food and drink establishments.

The property boasts excellent road connections to the M60 and the M61, as well as efficient transport links for seamless travel both locally and into Manchester city centre.

Upon entry, a welcoming hallway leads to the right where you'll find the spacious living room. Bathed in natural light, this inviting space features sliding patio doors that open up to the tranquil rear garden, perfect for outdoor relaxation. Adjacent to the living room is a detached garage, providing convenient parking and additional storage options.

To the left of the entrance hallway lies the kitchen, offering ample space for culinary endeavours and potential for customisation to suit individual preferences.

Upstairs, three generously sized bedrooms await, providing comfortable accommodation for families or individuals alike. Completing the upper level is a family bathroom, ensuring convenience for all residents.

With scope for modernisation, this property presents an exciting opportunity for buyers to tailor the space to their liking, making it their ideal home. Whether you're looking for a peaceful retreat or a well-connected base for urban exploration, this residence offers the best of both worlds.

KEY FEATURES

- Detached
- Private Rear Garden
- Garage
- In Need of Modernisation
- Sought After Location
- Potential to Extend (STPP)

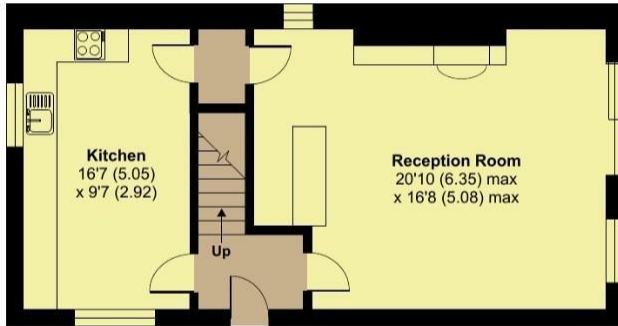




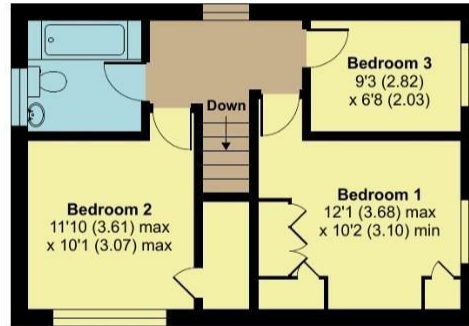


Hopefold Drive, Worsley, Manchester, M28

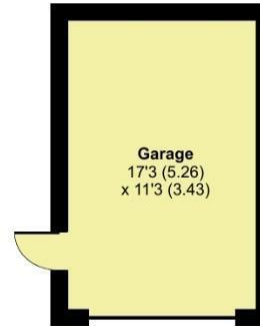
Approximate Area = 1039 sq ft / 96.5 sq m
 Garage = 196 sq ft / 18.2 sq m
 Total = 1235 sq ft / 114.7 sq m
 For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 54.7 SQ M
 (589 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 41.8 SQ M
 (450 SQ FT)



GARAGE
 APPROX FLOOR
 AREA 18.2 SQ M
 (196 SQ FT)



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1108201

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	83		
	69		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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