

## Grove Hill, Boothstown, Worsley, Manchester

- Huge Driveway
- Four Double Bedrooms
- Leasehold 999 Years with £40 Ground Rent
- Extended Property
- Cul-De-Sac
- Council Tax - D

**Offers In The Region Of £525,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

# Grove Hill, Boothstown, Worsley, Manchester

## DESCRIPTION

**\*\*High Spec Extended Detached Property!\*\***

Hunters Worsley are elated to present to the market this simply stunning executive family home in the heart of Boothstown! Seldom do properties of this spec come to the market!

Internally, the property has a welcoming entrance hallway with Karndean and Amtico flooring throughout the downstairs, a 22ft living room to the front aspect through to the rear, a high specification kitchen/diner to the rear with integrated appliances including two separate ovens and a warming draw, island and separate utility room/W.C. The garage has been converted into a second reception which can be used for multiple purposes including a play room / home office.

To the first floor, there are four double bedrooms, two to the front aspect & two to the rear. The master bedroom originally was to the front aspect however since the extension it is now to the rear with en-suite master bedroom. The original master bedroom did have an en-suite however this was converted to a walk in wardrobe. There is also a four piece family bathroom with a newly fitted shower serving the other three bedrooms. The loft is also accessible via pull down ladder and is fully boarded.

Externally, to the front aspect is a driveway for numerous vehicles, and to the rear aspect is a low maintenance private garden mostly laid to lawn & paved seating areas, enclosed by fencing.

Location wise, Boothstown is a very desirable area with excellent schools, transport including the A580 & M60 and local amenities including Boothstown Square where you will find restaurants & bars. Canal walks are also close by with the Bridgewater going to Worsley Village.









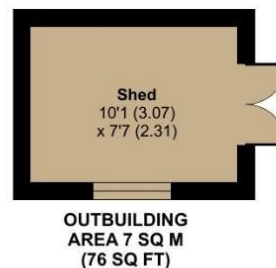
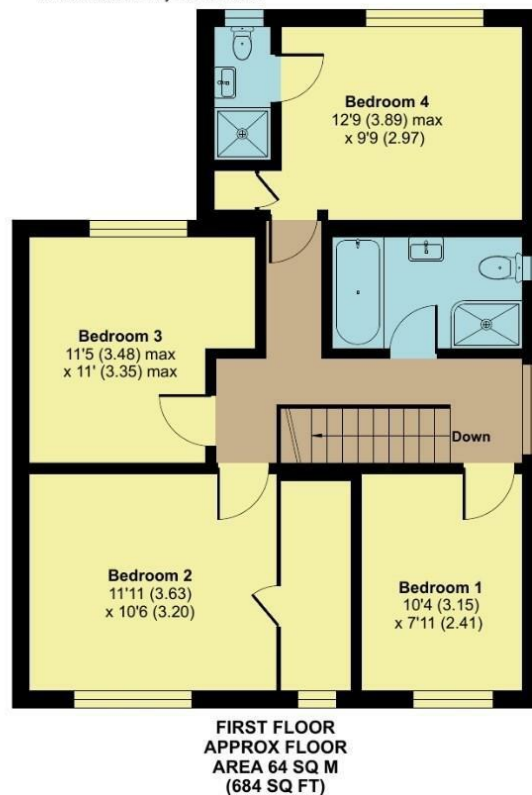
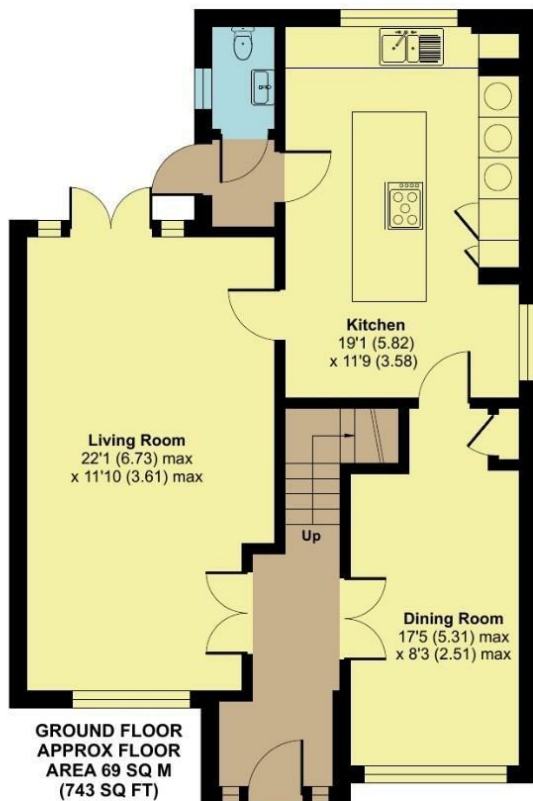
# Grove Hill, Worsley, Manchester, M28

Approximate Area = 1427 sq ft / 133 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1503 sq ft / 140 sq m

For identification only - Not to scale



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
<b>England &amp; Wales</b>		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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 910682

## 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.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB

Tel: 0161 790 9000 Email:

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

