

## 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

**£495,000**

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# Grove Hill, Boothstown, Worsley, Manchester

## DESCRIPTION

**\*\*Stunning High-Spec Extended Detached Family Home!\*\***

This exceptional executive home in the heart of Boothstown—a rare find in today's market! Finished to an impeccable standard, this property offers modern luxury and spacious living, perfect for the discerning buyer.

Upon entering, you are welcomed by a bright and airy hallway with premium Karndean and Amtico flooring flowing throughout the ground floor. The front-facing 22ft living room extends seamlessly to the rear, creating a spacious area for both relaxation and entertaining. The showpiece of the home is the high-spec kitchen/diner at the rear, featuring integrated appliances, including two ovens and a warming drawer, a central island, and a separate utility room/W.C. The converted garage offers additional flexible living space, ideal for use as a playroom, home office, or second reception room.

Upstairs, the first floor boasts four generously sized double bedrooms, with two overlooking the front aspect and two to the rear. The master suite, now positioned at the rear due to the extension, includes a luxurious en-suite bathroom. The original master bedroom has been transformed into a chic walk-in wardrobe, adding to the home's appeal. A stylish four-piece family bathroom, recently updated with a modern shower, serves the remaining three bedrooms. Additional storage is provided by a fully boarded loft, easily accessible via a pull-down ladder.

Externally, the property continues to impress with a large driveway at the front, offering ample parking for multiple vehicles. The rear garden is designed for ease of maintenance, featuring a combination of lush lawn and paved seating areas, all enclosed by fencing for privacy.

Boothstown is a highly sought-after area, known for its excellent schools, convenient transport links to the A580 and M60, and local amenities, including Boothstown Square's array of restaurants and bars. Scenic canal walks along the Bridgewater Canal.





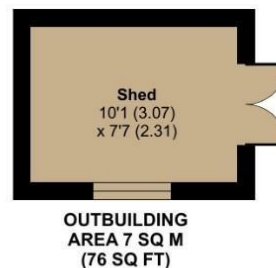
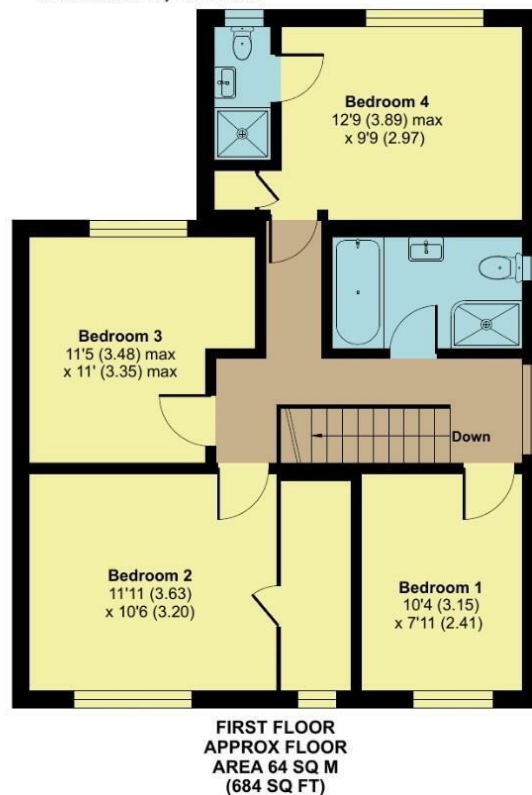
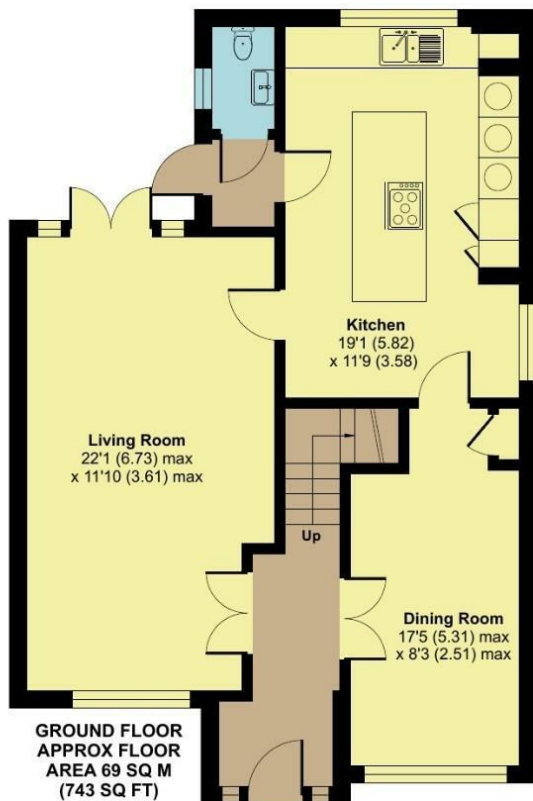
# Grove Hill, Worsley, Manchester, M28

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		73	83

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.

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