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HERE TO GET *you* THERE



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Oliver Fold Close, Worsley, Manchester

£315,000

HUNTERS[®]
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This three-storey, three-bedroom semi-detached house situated in the coveted Boothstown area offers an inviting blend of comfort and functionality. Upon entering, you're greeted by an expansive entrance hallway leading to a guest WC for convenience. The ground floor features ample living space, including a cosy lounge and a well-appointed fitted kitchen seamlessly integrated with a dining area, ideal for both everyday living and entertaining.

Ascending to the first floor, you'll find two generously sized bedrooms along with a tastefully designed bathroom, providing comfortable accommodation for family or guests. The second floor is dedicated to the luxurious master bedroom, complete with an en suite, offering a private sanctuary away from the hustle and bustle of daily life.

Outside, the rear garden presents a tranquil retreat, laid out with a lush lawn, perfect for outdoor relaxation and leisure activities. For added convenience, the property boasts two allocated parking spaces located at the front, ensuring hassle-free parking in this sought-after location. With its well-appointed living spaces, convenient amenities, and desirable location, this property offers a wonderful opportunity for modern living in Boothstown.

KEY FEATURES

- THREE BEDROOMS
- THREE STOREY TOWN HOUSE
- TWO BATHROOMS
- REAR GARDEN
- ALARMED
- EPC RATING C
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION



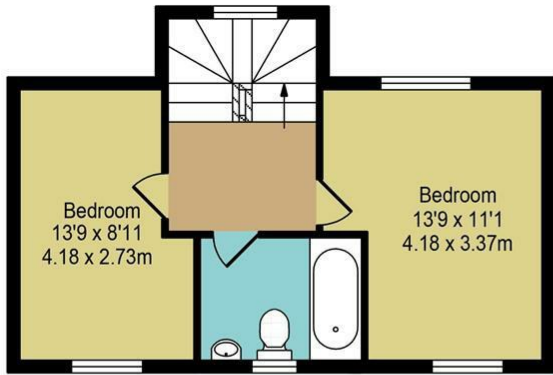




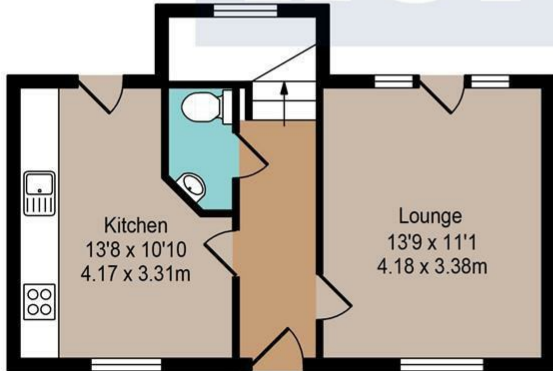
Oliver Fold, Boothstown

Total Approx. Floor Area 1158 Sq.ft. (107.61 Sq.M.)

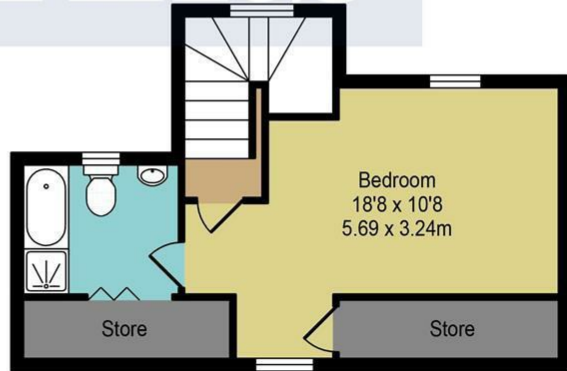
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



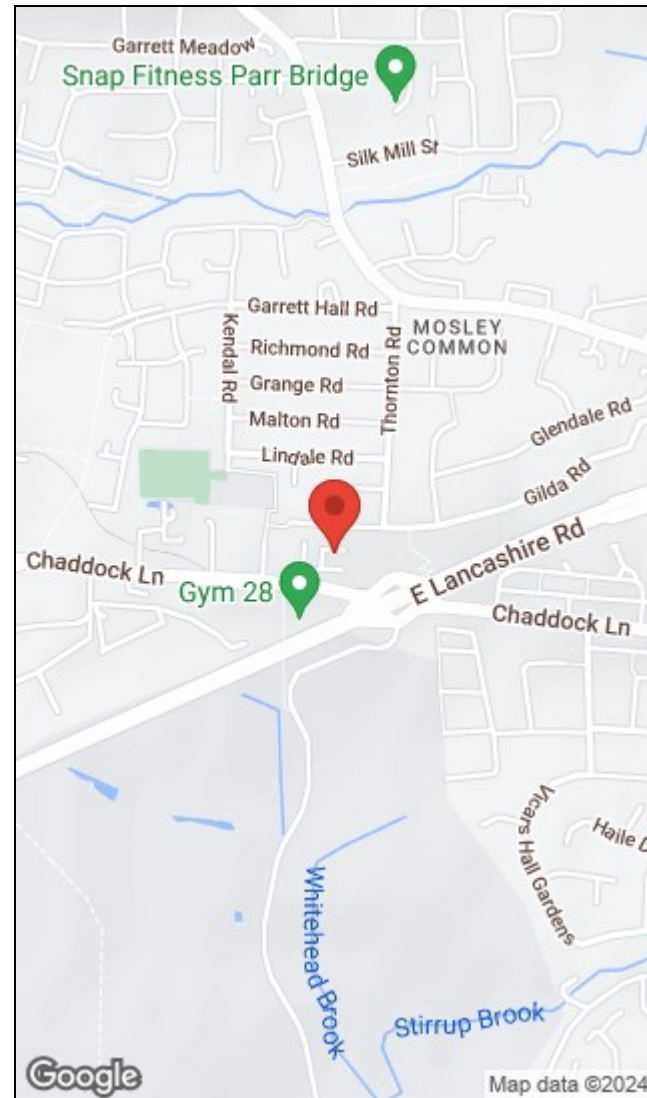
First Floor
Approx. Floor Area 395 Sq.Ft (36.67 Sq.M.)



Ground Floor
Approx. Floor Area 393 Sq.Ft (36.55 Sq.M.)



Second Floor
Approx. Floor Area 370 Sq.Ft (34.39 Sq.M.)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Current	Potential	Current	Potential																												
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Very environmentally friendly - lower CO ₂ emissions																															
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The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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