



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Lymefield Drive, Worsley, Manchester

## Offers In The Region Of £325,000



This charming 3-bedroom semi-detached property boasts an ideal location, perfectly situated for easy access to the Vantage bus route and conveniently close to motorway access links, making commuting a breeze. Families will appreciate its proximity to acclaimed primary schools, ensuring quality education is within easy reach.

Upon entering, you're greeted by a welcoming hallway that leads seamlessly into the cosy living room, offering a comfortable space for relaxation. The living room provides access to the spacious kitchen, perfect for culinary endeavours and hosting gatherings. Adjacent to the kitchen is a versatile second reception room, offering the flexibility to serve as a dining area or a multifunctional living space.

One of the highlights of this property is its large conservatory located at the rear, providing an abundance of natural light and additional living space. Complete with a separate WC, it offers convenience and functionality. From the conservatory, you can access the well-maintained rear garden, providing a serene outdoor retreat.

Upstairs, you'll find three generously sized bedrooms, each featuring fitted wardrobes for ample storage space. The family bathroom is thoughtfully designed and spacious, catering to the needs of the household.

Outside, the property boasts off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike. With its blend of practicality, comfort, and convenience, this property offers a wonderful opportunity to create a warm and inviting home.

## KEY FEATURES

- Sought After Location
  - Off Road Parking
- Three Reception Rooms
- Close to Amenities
- Three Bedrooms
  - Move in Ready
    - Freehold
    - No Chain



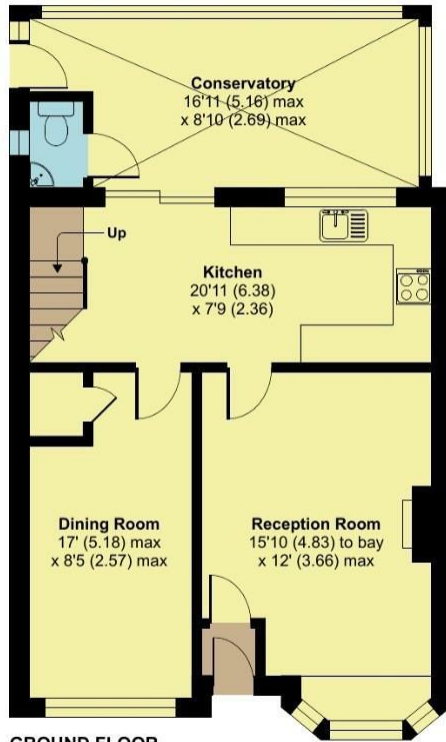




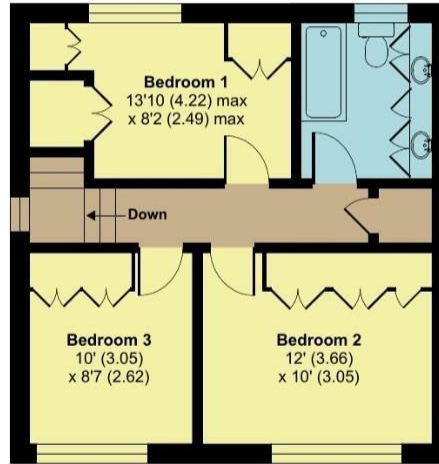
# Lymefield Drive, Worsley, Manchester, M28

Approximate Area = 1200 sq ft / 111.4 sq m

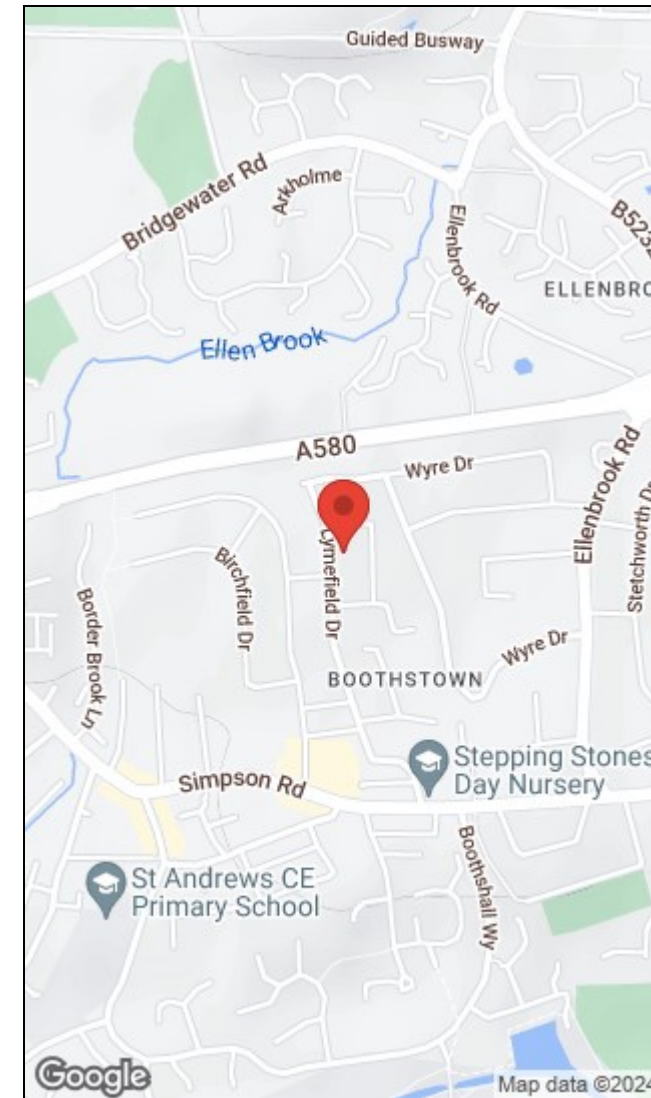
For identification only - Not to scale



**GROUND FLOOR  
APPROX FLOOR  
AREA 68.5 SQ M  
(738 SQ FT)**



**FIRST FLOOR  
APPROX FLOOR  
AREA 42.9 SQ M  
(462 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1117901

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	86		
74			

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**Energy Efficiency Rating:** A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
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**England & Wales** EU Directive 2002/91/EC

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