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Arkholme, Worsley

Offers Over £570,000



This exquisite detached residence boasting five generously-sized bedrooms. Nestled in a coveted cul-de-sac within Ellenbrook, this expansive family abode exudes charm and elegance. Meticulously extended to provide ample space, it epitomizes luxurious living, offering a true sense of home for discerning families.

As you step through the entrance porch, you're greeted by a spacious hallway that sets the tone for the entire residence.

To the left of the hallway, a generously proportioned living room awaits, offering ample space for both relaxation and social gatherings. Continuing along the hallway, you'll find a cleverly converted garage, currently utilized as a versatile playroom, providing a dedicated space for family enjoyment. Adjacent to the playroom, a convenient W/C and utility area add practicality to daily living.

The true heart of the home lies beyond, where an open-plan kitchen/dining area beckons. This beautifully appointed space is perfect for culinary adventures and family meals, with modern amenities and abundant natural light. Adjacent to the kitchen/dining area, a charming conservatory beckons, featuring an insulated roof that ensures year-round comfort and enjoyment.

Venturing upstairs, you'll discover four well-appointed bedrooms, each offering tranquillity and ample space for personal retreat. The master bedroom boasts its own en-suite bathroom, providing a private sanctuary for relaxation. Completing the upper level, a stylish family bathroom offers convenience and comfort for all residents.

Outside, the rear garden invites leisurely moments with its low-maintenance design, highlighted by a delightful patio area complete with a luxurious hot tub for ultimate relaxation. A convenient shed provides storage for outdoor essentials.

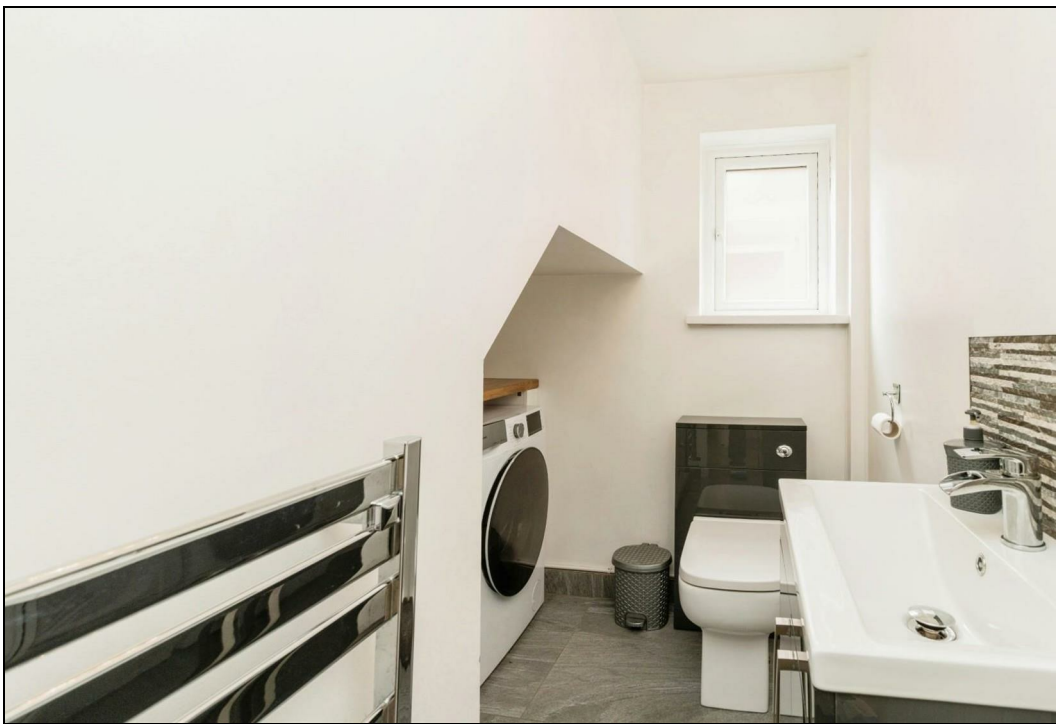
To the front of the property, a driveway offers off-road parking for multiple vehicles, ensuring convenience for residents and guests alike. For added peace of mind, CCTV surveillance enhances security and safety.

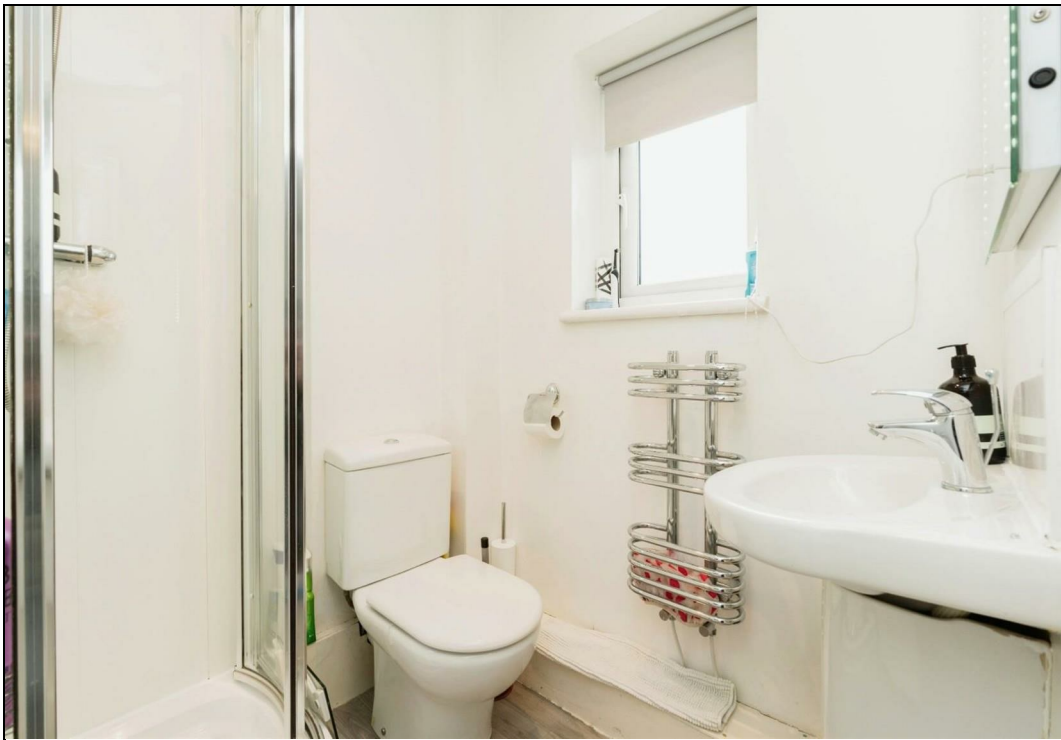
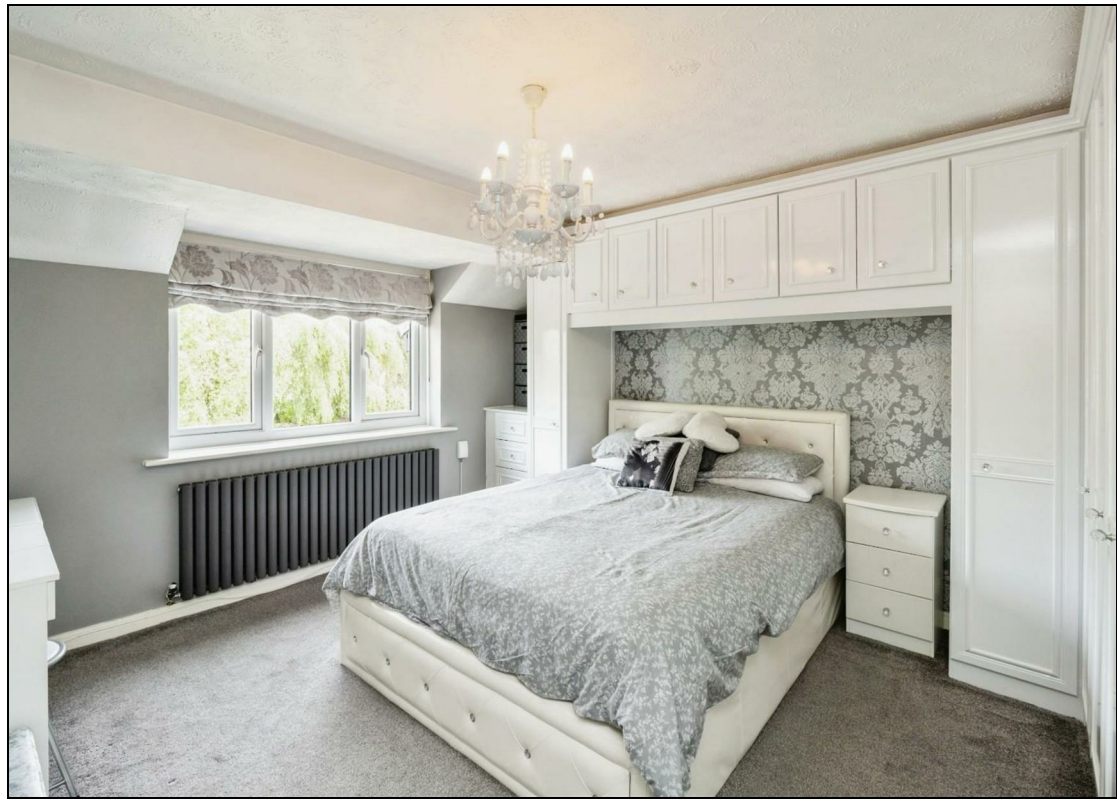


KEY FEATURES

- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - FOUR BEDROOMS
 - SOUGHT AFTER LOCATION
 - EN-SUITE
- OPEN PLAN KITCHEN/DINING ROOM
 - CCTV
 - CONVERTED GARAGE
 - MOVE IN READY
 - PRIVATE REAR GARDEN
 - DOWNSTAIRS W/C/ UTILITY



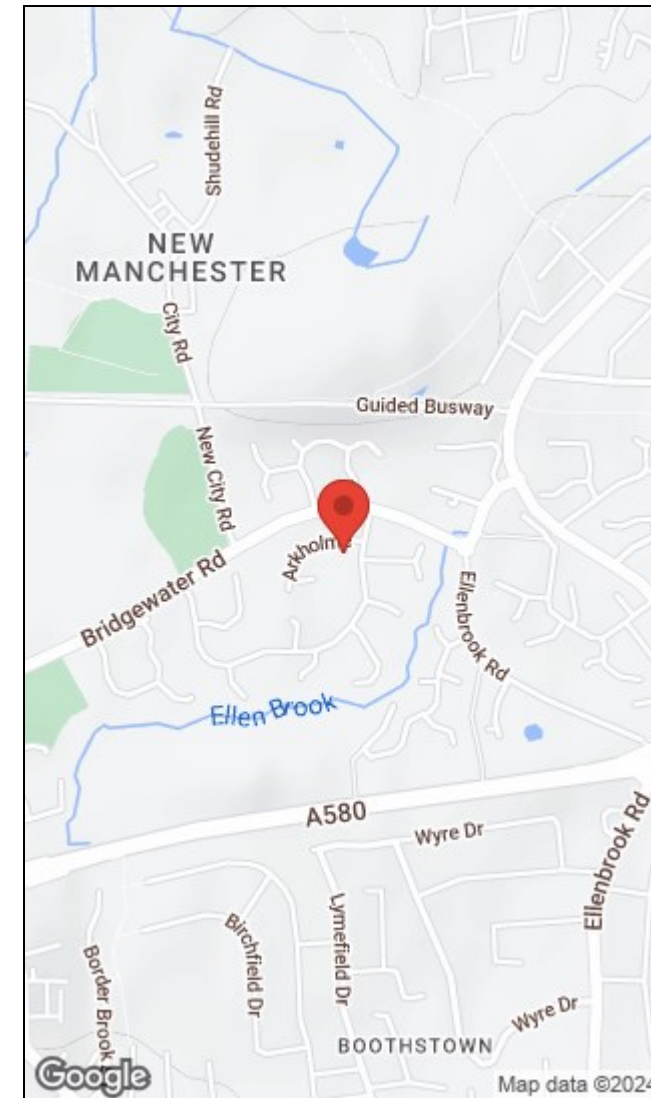






Total floor area 144.7 m² (1,557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
		76	
	63		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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