



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

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# Park Grove, Worsley, Manchester

£625,000

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Nestled in Worsley's tranquil Park Grove, Conveniently located for commuters, with easy access to Manchester City Centre and nearby motorway junctions.

Upon entering the welcoming hallway, graced by a sleek composite door, a sense of spaciousness and sophistication unfolds. Practicality meets style with discreet storage cleverly integrated beneath the staircase, ensuring a clutter-free ambiance.

A charming bay-fronted reception room, invites relaxation. Beyond lies a bright sitting room offering panoramic garden views through double doors.

The heart of the home is the kitchen/dining/family room. Bathed in natural light streaming through bi-fold doors, this expansive space exudes warmth and functionality. Adorned with sleek white high gloss units, the kitchen boasts premium integrated appliances and a central island with breakfast bar seating.

Adjacent, a practical utility room seamlessly extends from the kitchen, providing additional storage and workspace. A guest w.c. adds convenience to the ground floor layout.

Ascending the carpeted stairs to the first floor reveals a luxurious landing leading to the master suite. This tranquil oasis comprises a spacious double bedroom, a dressing room with bespoke storage, and an opulent en suite bathroom.

Two additional double bedrooms on this floor offer ample accommodation, each featuring fitted wardrobes and dressing tables. The family bathroom, elegantly tiled, boasts a rejuvenating shower unit and sleek hand wash basin.

A hidden gem awaits atop the second staircase, accessed from the study on the first floor. Here, a fourth double bedroom occupies the converted loft space, offering a serene retreat with an en suite shower room.

Outside, the property exudes curb appeal with a walled frontage, electric gates, An imprinted concrete driveway and a meticulously maintained lawn.

Esteemed educational institutions within reach, including Walkden High School, James Brindley Primary School.



## KEY FEATURES

- SOUGHT AFTER LOCATION
  - CUL-DE-SAC
- SECURE ELECTRIC GATE PARKING
- EXTENDED TO THE SIDE AND REAR
- CONVERTED LOFT SPACE WITH EN-SUITE
- LANDSCAPED PRIVATE REAR GARDEN
  - UTILITY ROOM WITH W/C
- CLOSE TO AMENITIES AND MOTORWAY LINKS
- OPEN PLAN KITCHEN/DINING/ LIVING ROOM
  - GARAGE













# Park Grove, Worsley, Manchester, M28

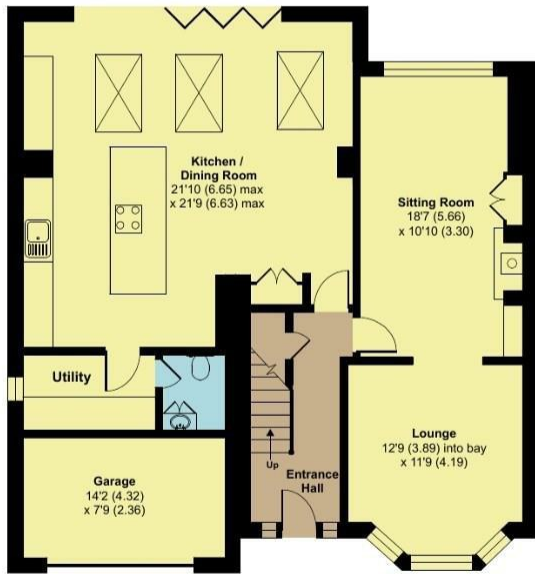
Approximate Area = 2117 sq ft / 196.6 sq m (includes garage)

Limited Use Area(s) = 157 sq ft / 14.5 sq m

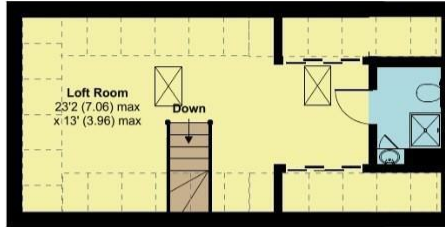
Total = 2274 sq ft / 211.2 sq m

For identification only - Not to scale

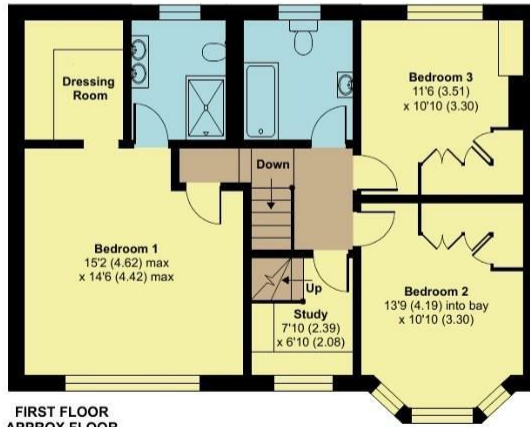
Denotes restricted head height



**GROUND FLOOR**  
APPROX FLOOR  
AREA 103 SQM  
(1109 SQFT)



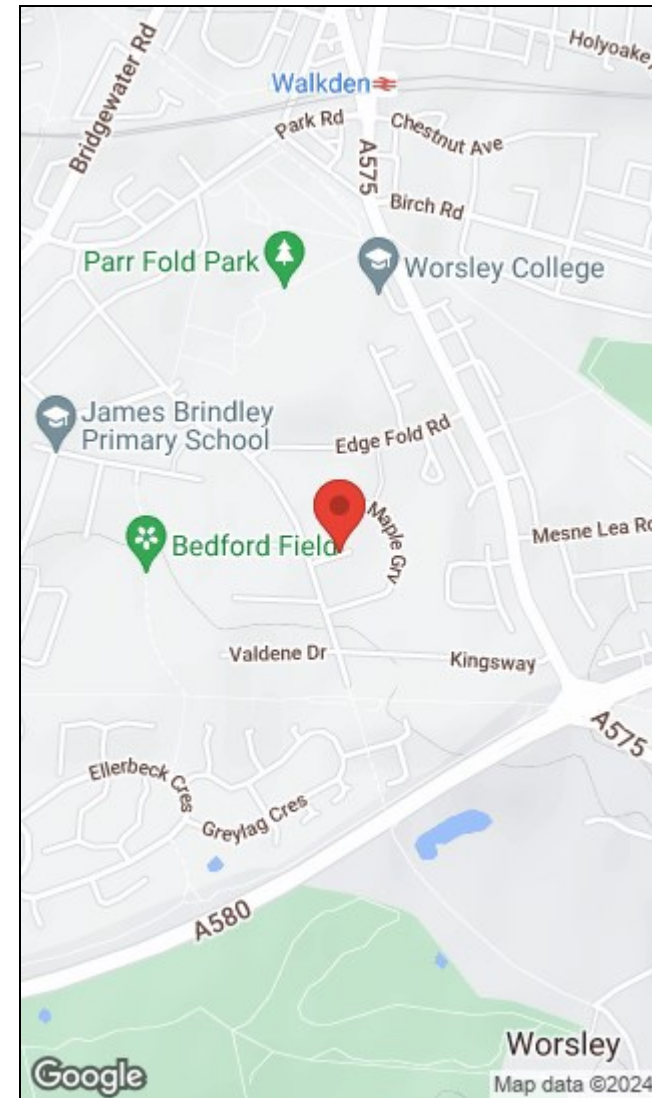
**SECOND FLOOR**  
APPROX FLOOR  
AREA 19.3 SQM  
(208 SQFT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 74.3 SQM  
(800 SQFT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1122641



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
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Very environmentally friendly - lower CO <sub>2</sub> emissions																															
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