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Mesne Lea Road, Worsley

Open To Offers £599,950

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Set within private, gated grounds, this superb three-bedroomed family home is situated in a wonderful corner plot position on Mesne Lea Road, Worsley. It is well located for access to acclaimed primary and secondary schools. This freehold property boasts a detached garage with water and electrical supply, offering a wealth of potential.

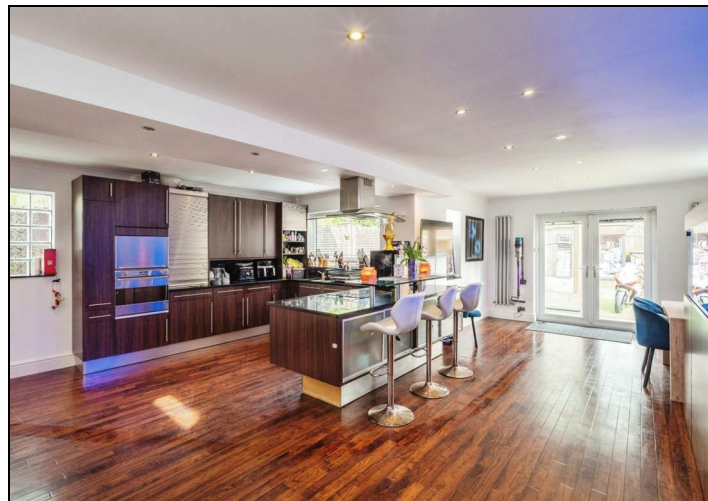
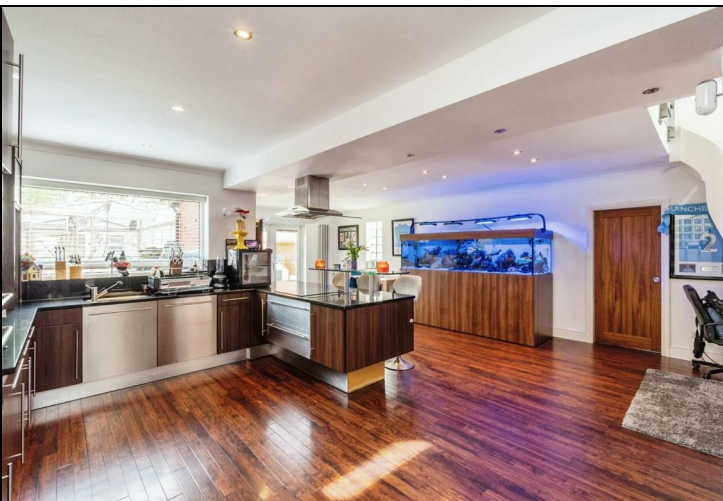
Individually designed, the ground floor accommodation provides a well-proportioned family living space, including a welcoming entrance hallway, guest w.c., and a good-sized lounge/family room. There is a study with garden views, perfect for home working, and a bespoke open-plan kitchen with wooden wall and base units incorporating integrated appliances comprising an oven, hob, dishwasher, and extractor hood. Space for free-standing furniture is provided, whilst a utility room to the side of the kitchen houses the property's Worcester boiler.

Open stairs lead to the first-floor landing, allowing access to three double bedrooms, with the master bedroom boasting built-in wardrobes. The family bathroom is of great size and is fitted with a four-piece suite comprising a corner bath, w.c., hand wash basin, and a walk-in shower unit.

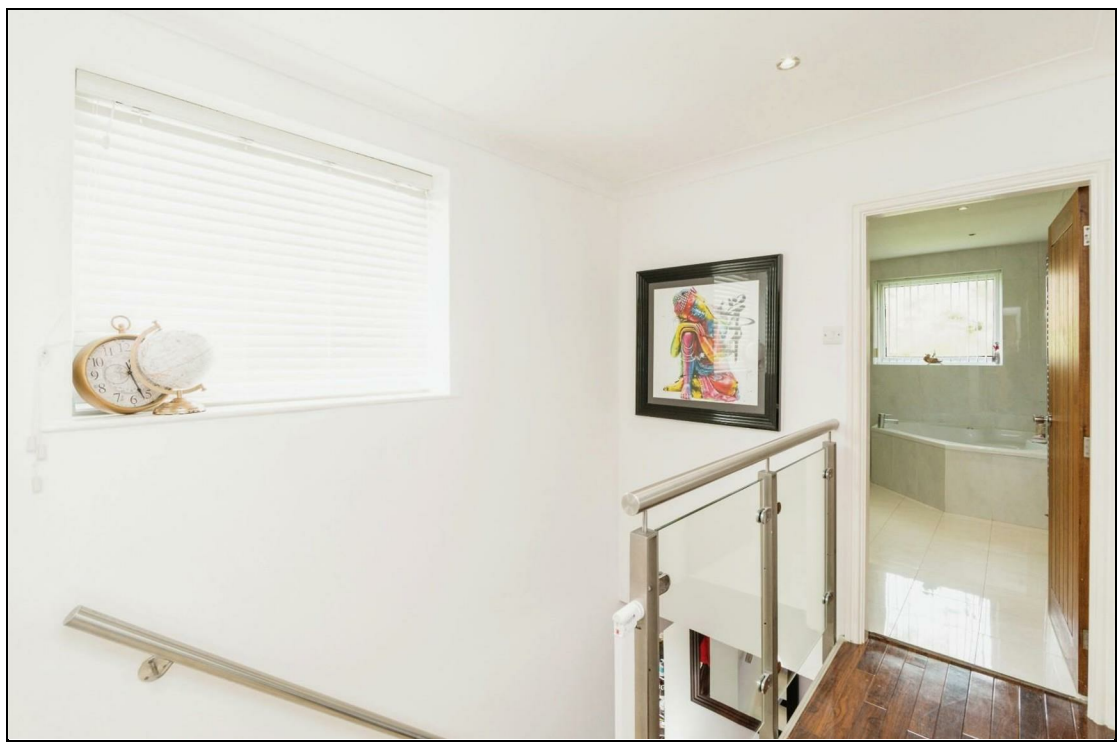
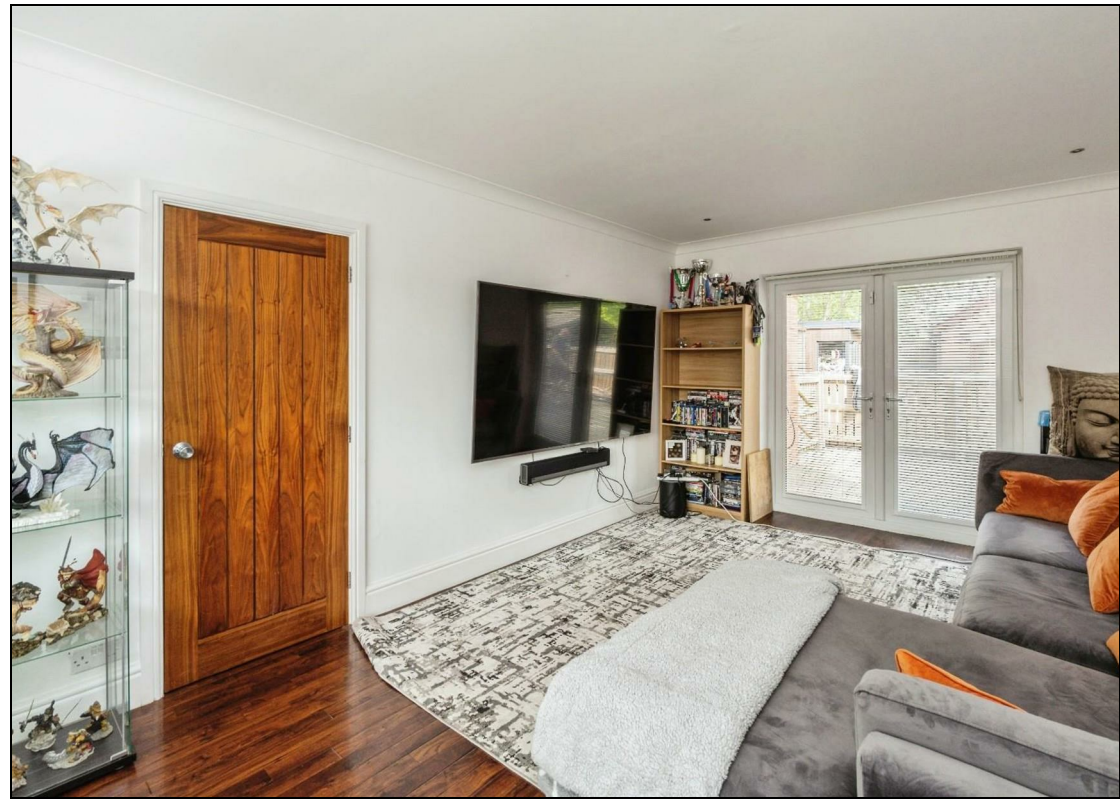
Externally, there is a secure driveway fitted with electric gates leading to a driveway suitable for multiple vehicles ahead of the detached garage, which can be used as an office or separate annex. The garage features central heating, a toilet, a boarded loft, full alarm system, and carpeting. The garden includes a summer house with underfloor heating, double glazing, and dimensions of 6x3 meters.

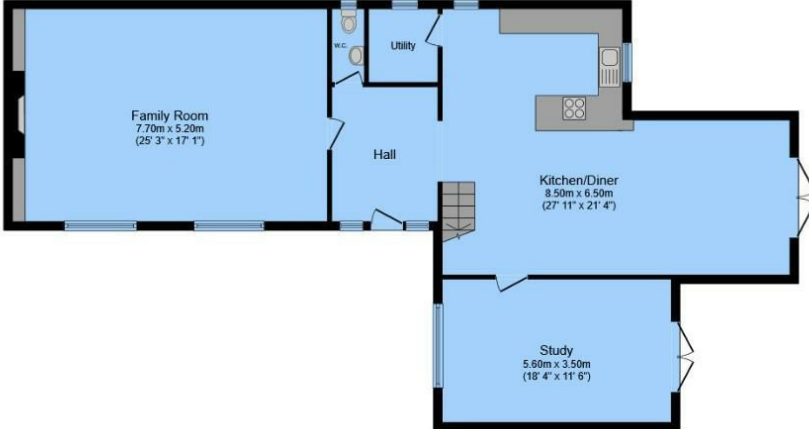
KEY FEATURES

- CORNER PLOT LOCATION
- ENCLOSED REAR GARDEN AND OFF ROAD PARKING
- FREEHOLD PROPERTY
- NEARBY ACCLAIMED SCHOOLS
- CLOSE TO WORSLEY LOOPLINE WALKS
- POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- MUST BE SEEN TO FULLY APPRECIATE

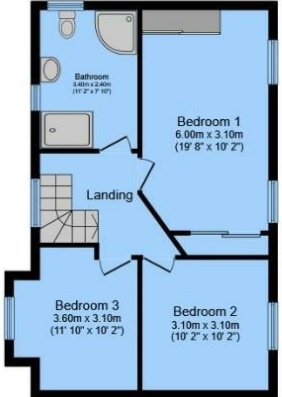




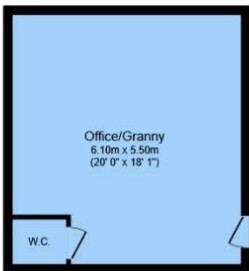




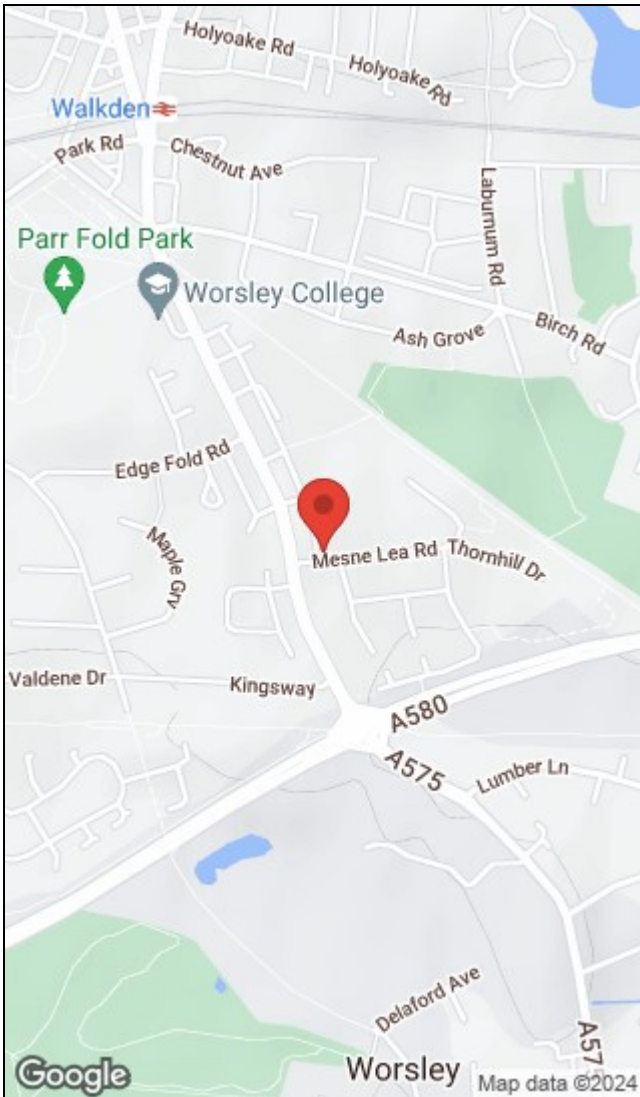
Ground Floor



First Floor



Outbuilding



Total floor area 206.3 m² (2,221 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	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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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