



**HUNTERS**<sup>®</sup>

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# Wood Lea Chase, Pendlebury, Swinton

£550,000

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Situated at the end of a private road on a peaceful cul-de-sac in the highly sought-after area of Clifton, this fabulous property is just a short walk from the scenic Clifton Country Park. Boasting secluded, fully landscaped gardens, secure electric gate parking, and a contemporary interior, this home is a true testament to its current owners. It offers convenient access to major motorway links to Manchester City Centre, Trafford Park, and Salford Quays, as well as being close to local schools and amenities.

An internal inspection comes highly recommended and will reveal an inviting entrance hallway with a staircase to the first floor and doors leading to two reception rooms, a WC, and a utility room, along with a stunning modern fitted kitchen complete with NEFF integrated appliances comprising of Larder Fridge, Dishwasher, Microwave, Oven & Gas Hob complete with Quooker Tap. The kitchen provides through access to the integrated double garage.

On the first floor, a gallery landing leads to a family bathroom and four well-proportioned bedrooms, the second bedroom has en-suite and dressing area. The large master bedroom with it's own balcony. This room could easily be made back into the fifth bedroom.

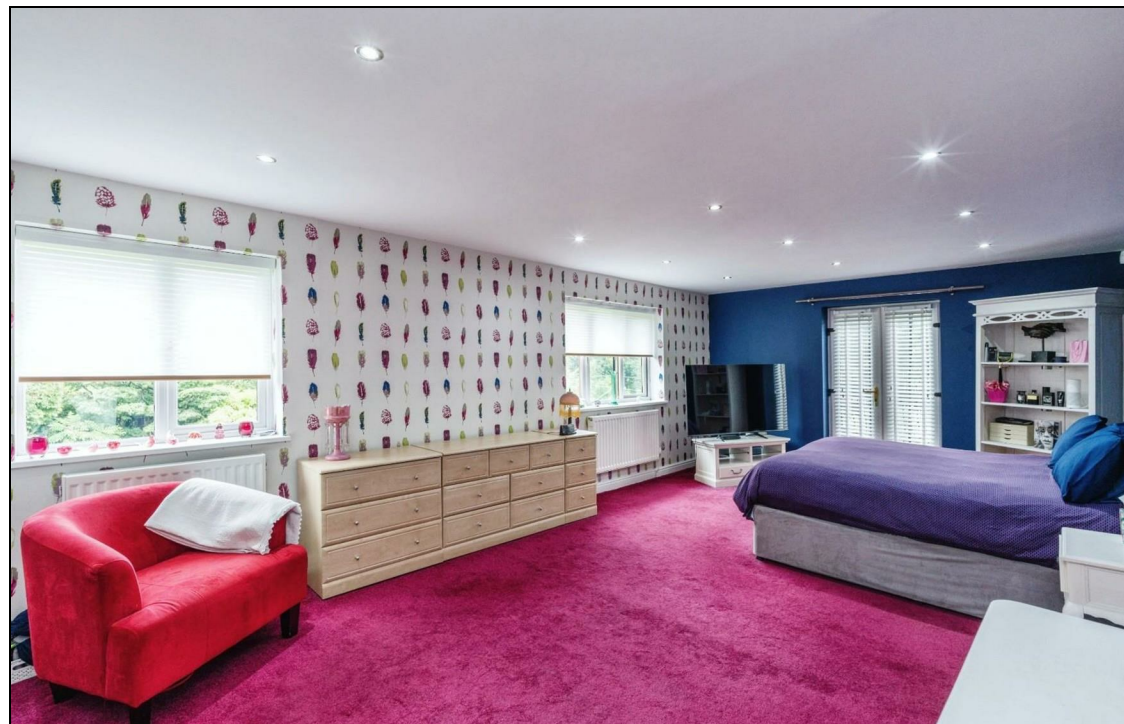
Externally, the property boasts a beautiful, private, enclosed garden with a generous lawn, paved patio area, and surrounding mature trees. The front of the property offers off-road parking on a driveway for two cars, leading to a double garage.

## KEY FEATURES

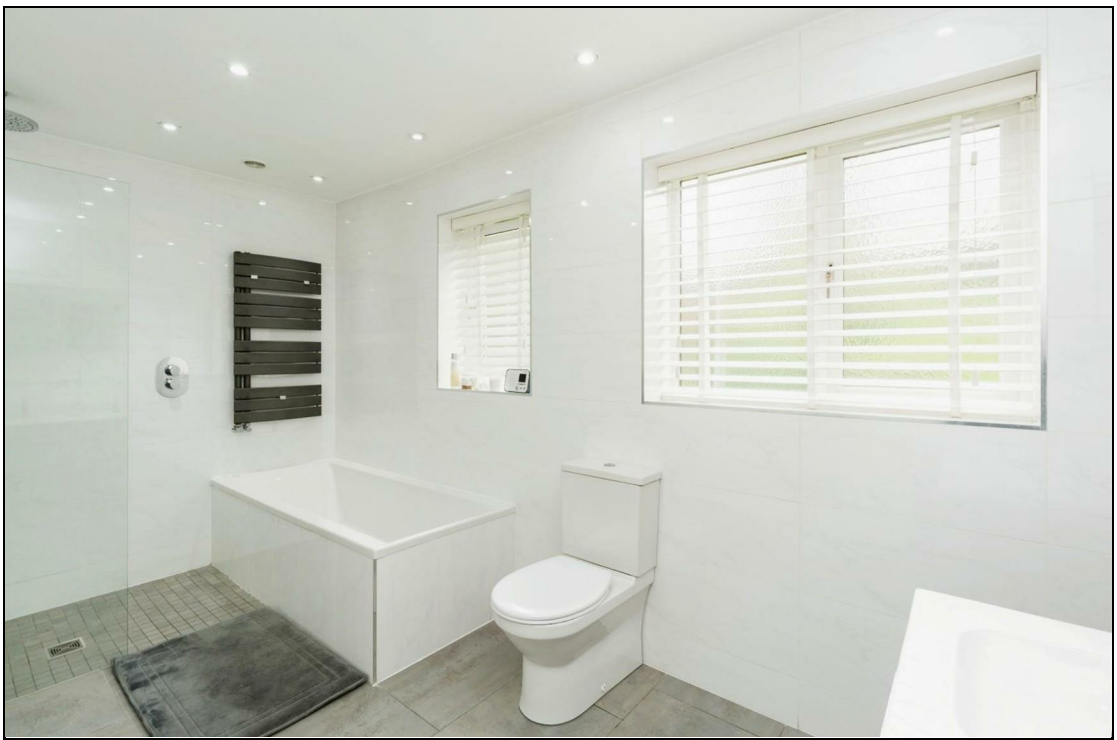
- PRIVATE LANDSCAPED SOUTH FACING GARDEN
- SECURE GATED PARKING FOR MULTIPLE VEHICLES
- FOUR BEDROOMS BUT CAN BE MADE FIVE
  - HIGHLY SOUGHT AFTER AREA
  - DRESSING ROOM & EN-SUITE
- NEW BOILER WITH 10 YEAR WARRANTY
  - DOUBLE GARAGE
- NEWLY FITTED KITCHEN & QUOOKER TAP
  - TWO RECEPTION ROOMS
  - PRIVATE ROAD LOCATION



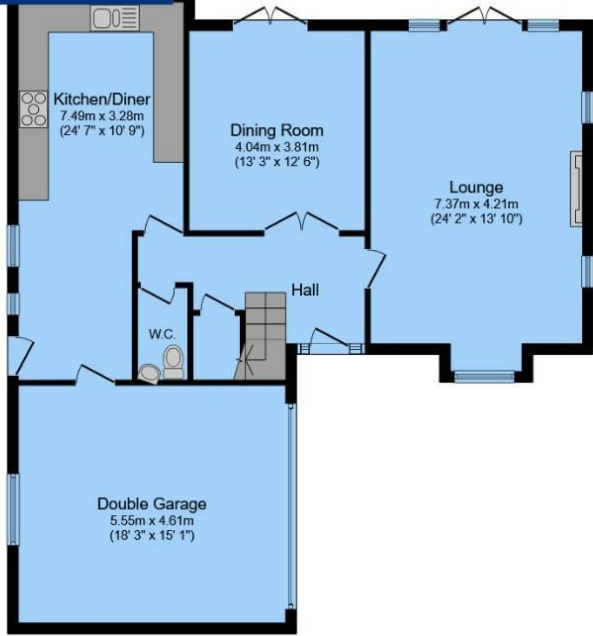












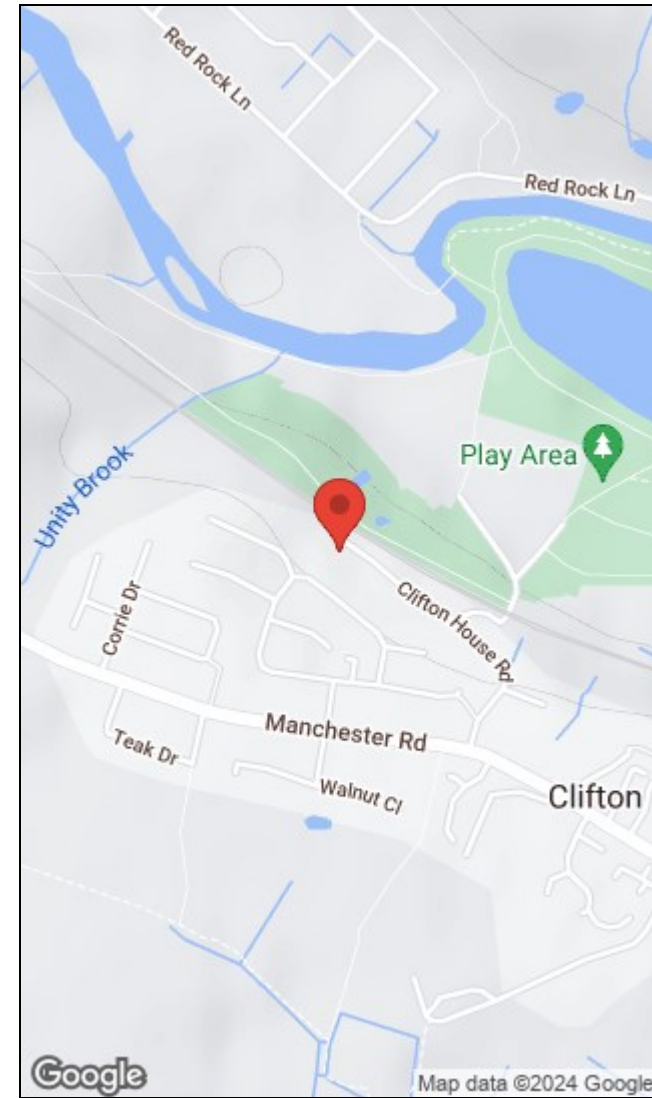
**Ground Floor**



**First Floor**

Total floor area 214.3 m<sup>2</sup> (2,307 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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