



HUNTERS[®]
HERE TO GET *you* THERE

 5  2  3 

Bellpit Close, Worsley

Offers Over £550,000

HUNTERS[®]
HERE TO GET *you* THERE

NO ONWARD CHAIN

This spacious five-bedroom detached family home is ideally located in the heart of Ellenbrook, Worsley. It offers convenient access to essential amenities and transportation. Ellenbrook Primary School is within easy walking distance, making school commutes effortless for families with young children. Public transportation is readily available with bus routes providing direct links to Manchester City Centre and Leigh. For those who commute by car, the property is just a short drive away from major motorways, ensuring quick and easy access to Manchester, Liverpool, and Salford Quays.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The cosy lounge, featuring a charming log burner, provides a perfect space for relaxation and family gatherings. The well-appointed kitchen is designed for both functionality and style, adjacent to which is a dining room ideal for family meals and entertaining guests. Additionally, there is a guest WC on the ground floor for convenience.

A bright and airy conservatory extends the living space, offering a delightful spot to enjoy the garden views throughout the year. The property also includes an integral garage, providing secure parking and additional storage space.

Upstairs, the home boasts five well-proportioned bedrooms. The master bedroom benefits from an en-suite bathroom, ensuring privacy and comfort. The remaining bedrooms share a modern family bathroom, designed to a high standard.

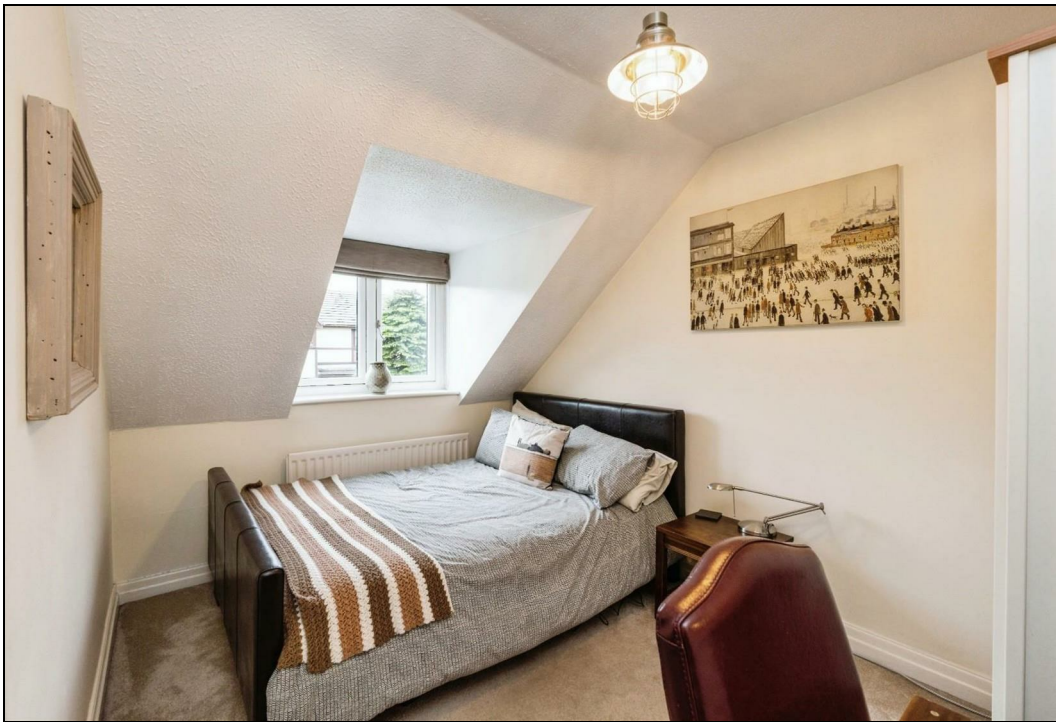
A notable feature of this property is the converted attic space, which has been completed to building regulations, offering a versatile area that can be used as an additional bedroom or office.

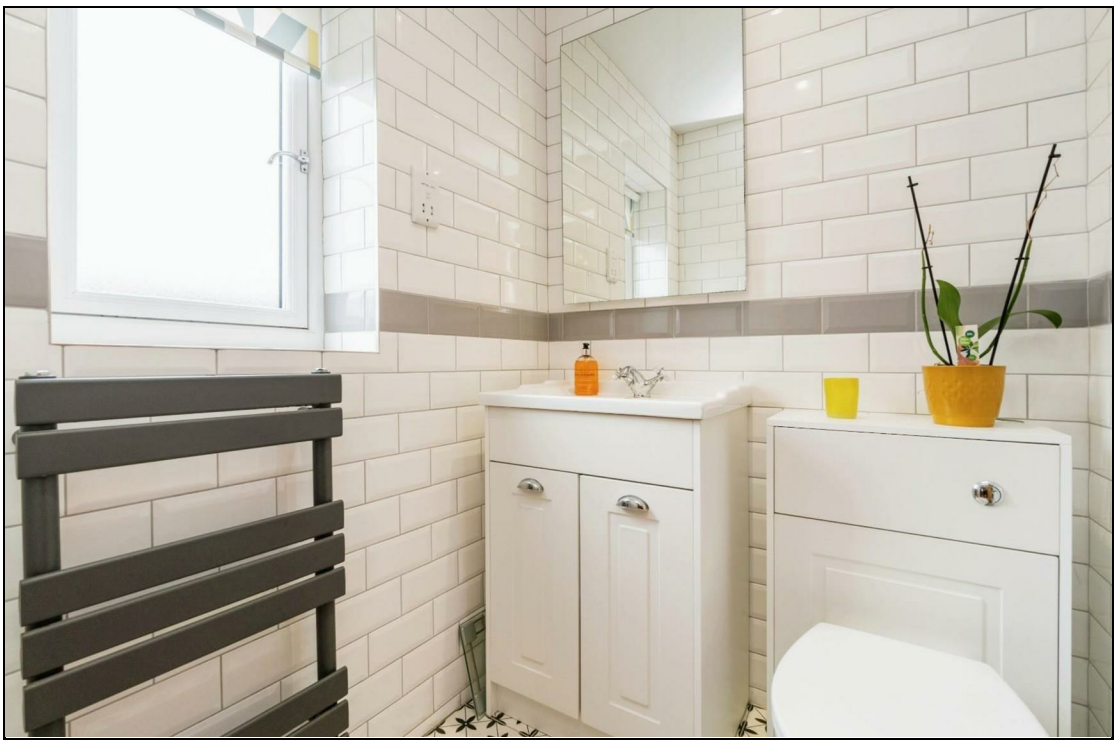
Overall, this property combines practical living spaces with a prime location, making it an ideal choice for families seeking a comfortable and convenient lifestyle in Ellenbrook, Worsley.

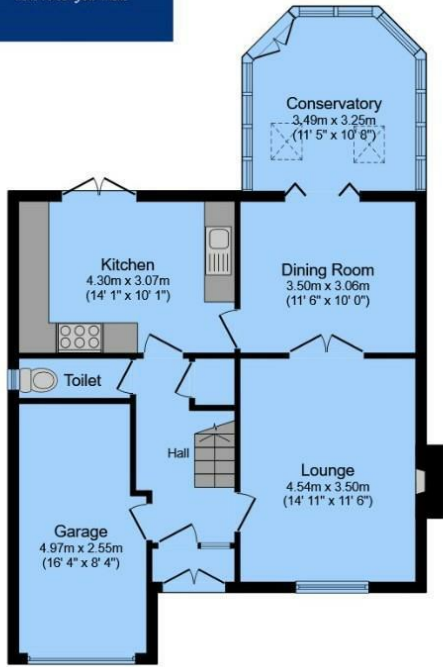
KEY FEATURES

- STUNNING FIVE BEDROOMED FAMILY HOME
 - CONSERVATORY
 - GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - ELECTRIC CHARGING POINT
 - CONVERTED LOFT
 - LOG BURNER
 - HIGHLY SOUGHT AFTER LOCATION
 - DETACHED
 - CUL-DE-SAC LOCATION

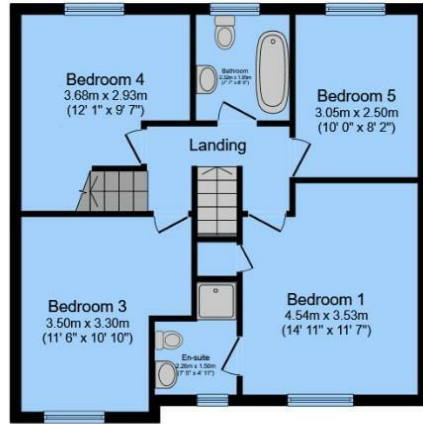




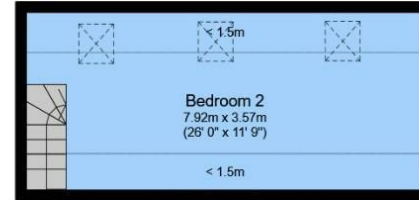




Ground Floor



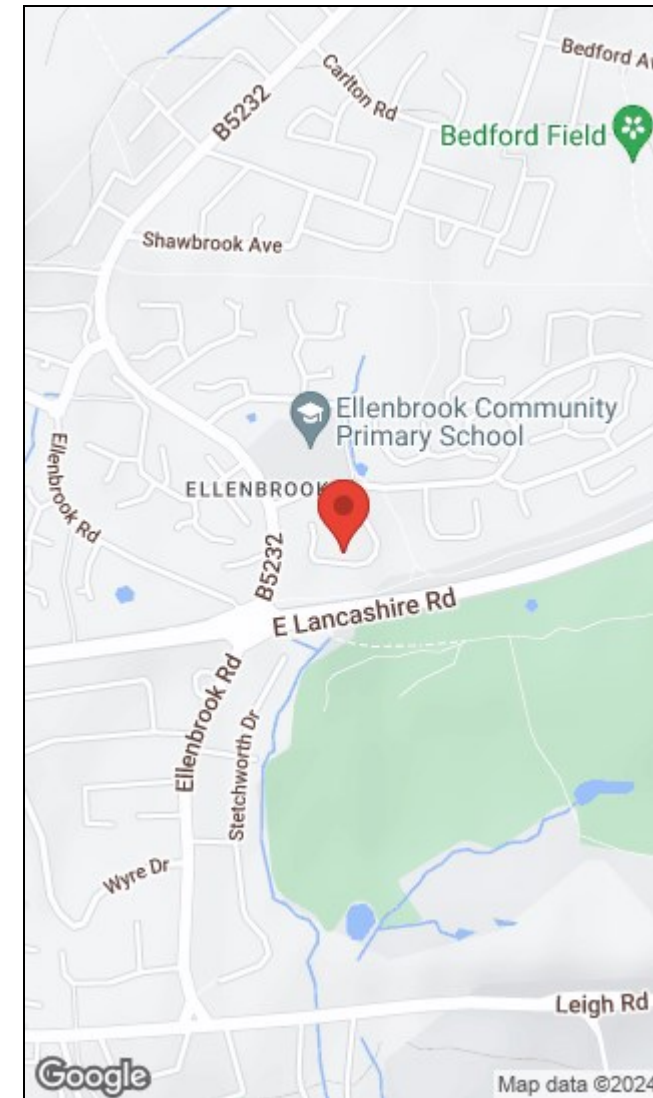
First Floor



Second Floor

Total floor area 151.1 m² (1,627 sq.ft.) approx
 Restricted height 12.0 m² (130 sq.ft.)

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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
 worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.