



HUNTERS[®]

HERE TO GET *you* THERE



Ladymere Drive, Worsley, Manchester

Offers In The Region Of £400,000



NO UPWARD SALES CHAIN, FREEHOLD TRUE BUNGALOW, TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, REAR-FACING KITCHEN, POTENTIAL FOR EXPANSION, GENEROUS PLOT, NEAR ELLENBROOK PRIMARY SCHOOL AND VANTAGE DIRECT BUS ROUTE

Situated on a sizable plot located in a quiet cul-de-sac. The current layout includes a spacious entrance hall, a bay-fronted lounge with a fitted gas fire, a dining room and a side window leading to a kitchen with wooden wall and base units and space for appliances. A rear door from the kitchen opens to the garden. The bungalow features three double bedrooms, the master with newly refurbished en-suite and a family bathroom with a three-piece suite.

Externally, the property provides off-road parking for multiple vehicles in front of a single garage. Side gates that provide access to the rear garden, which includes a large low maintenance garden.

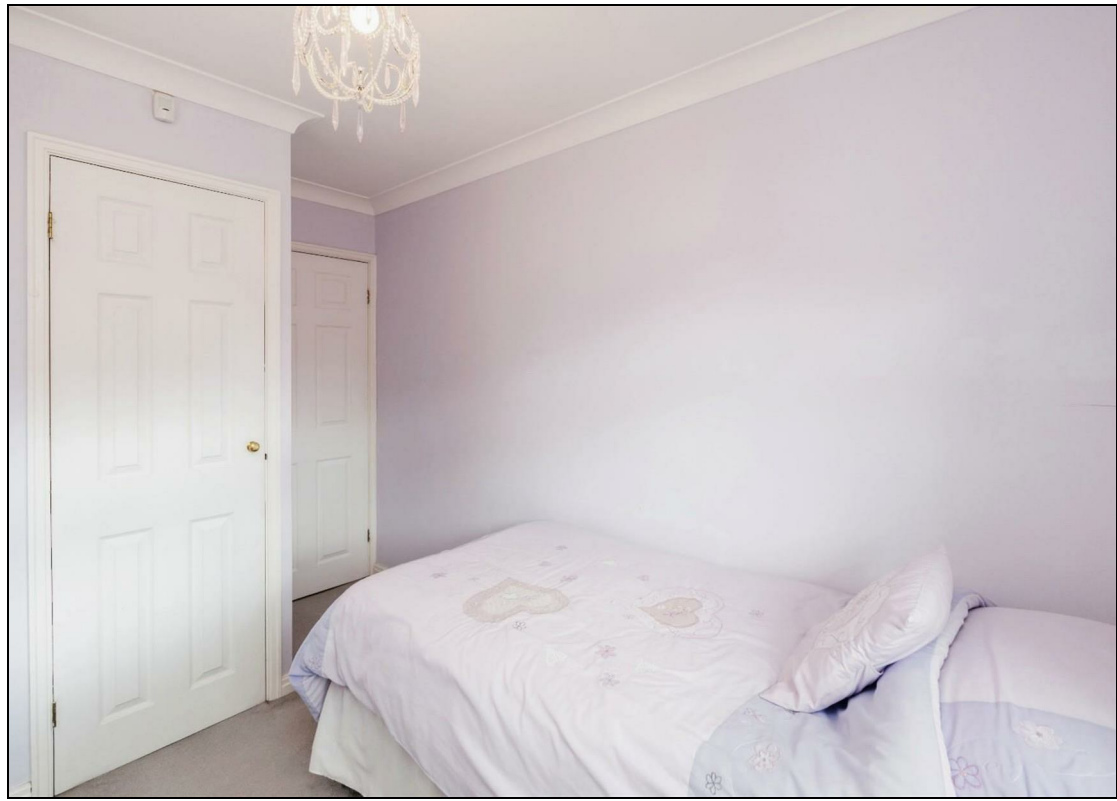
Located close to Ellenbrook Primary School, this exceptional home offers easy access to transport links such as the East Lancashire Road and M60 motorway, and is conveniently near local amenities.

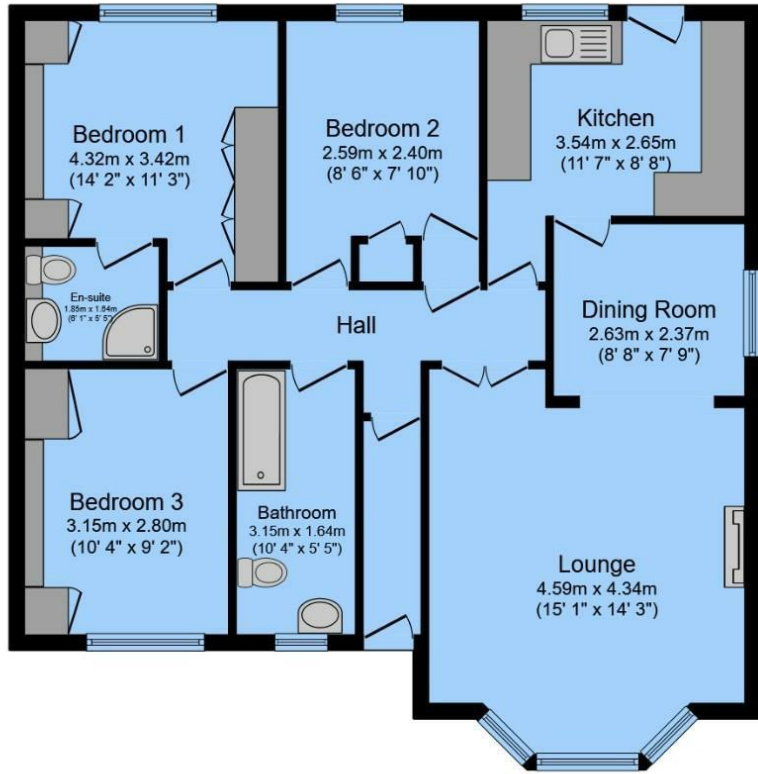
KEY FEATURES

- SOUGHT AFTER LOCATION
 - DETACHED GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
 - THREE DOUBLE BEDROOMS
 - BUNGALOW
- NEWLY REFURBISHED EN-SUITE
 - NO CHAIN









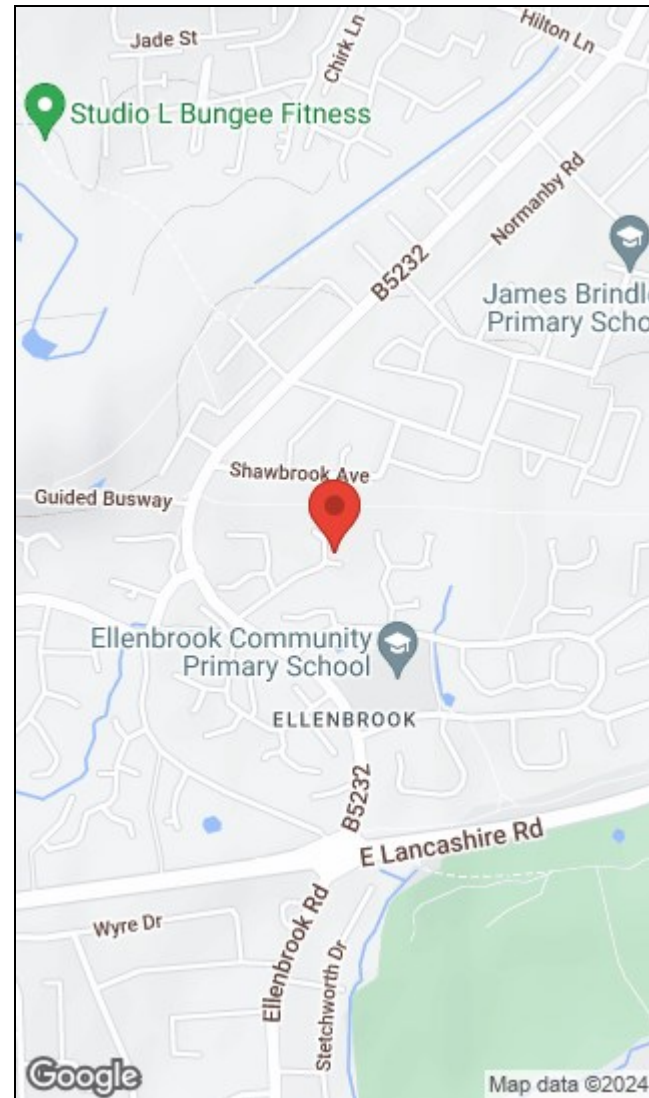
Floor Plan



Garage

Total floor area 102.8 m² (1,106 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
	84		
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	

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