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Oliver Fold Close, Worsley, Manchester, M28 IEL Offers Over £350,000



Presenting a charming three-bedroom semi-detached townhouse, ideally situated near Boothstown Centre with its vibrant selection of shops, bars, and restaurants. This prime location offers convenient access to the A580, Vantage Bus Route into Manchester City Centre, and local motorway networks. The property is also well-served by esteemed local schools and amenities.

Spanning three floors, this home offers flexible and spacious accommodation. The ground floor comprises an inviting entrance hall, a guest WC, access to the garage, and a versatile playroom/office. The first floor features an elegant lounge/dining area, a modern fitted kitchen, and a practical utility room. The second floor hosts the master bedroom with an en suite, two additional well-proportioned bedrooms, and a family bathroom.

Outside, the property boasts well-maintained gardens to both the front and rear. A driveway provides ample off-road parking. This home effortlessly combines convenience with comfort, making it an ideal choice for contemporary family living.



KEY FEATURES

- 3 BED TOWN HOUSE
 - OVER 3 FLOORS
- MASTER BED WITH EN SUITE
 - UTILITY ROOM
- GARDENS FRONT AND REAR
 - EPC RATING C
 - GREAT LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
 - GARAGE
 - GUEST WC



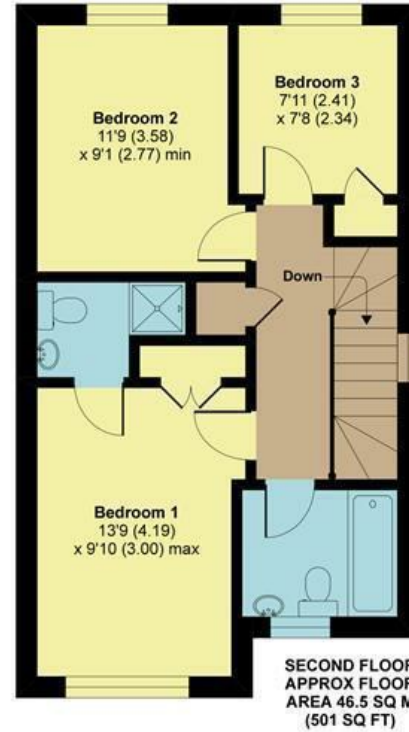
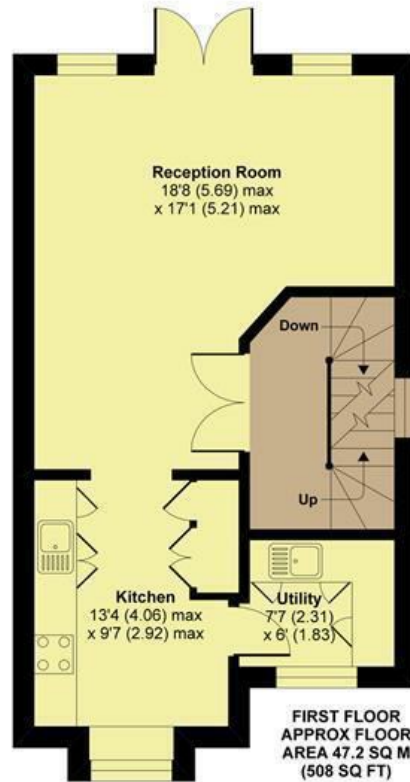
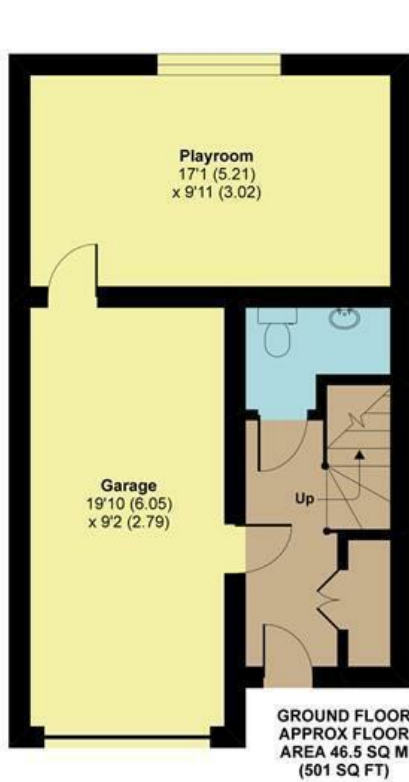




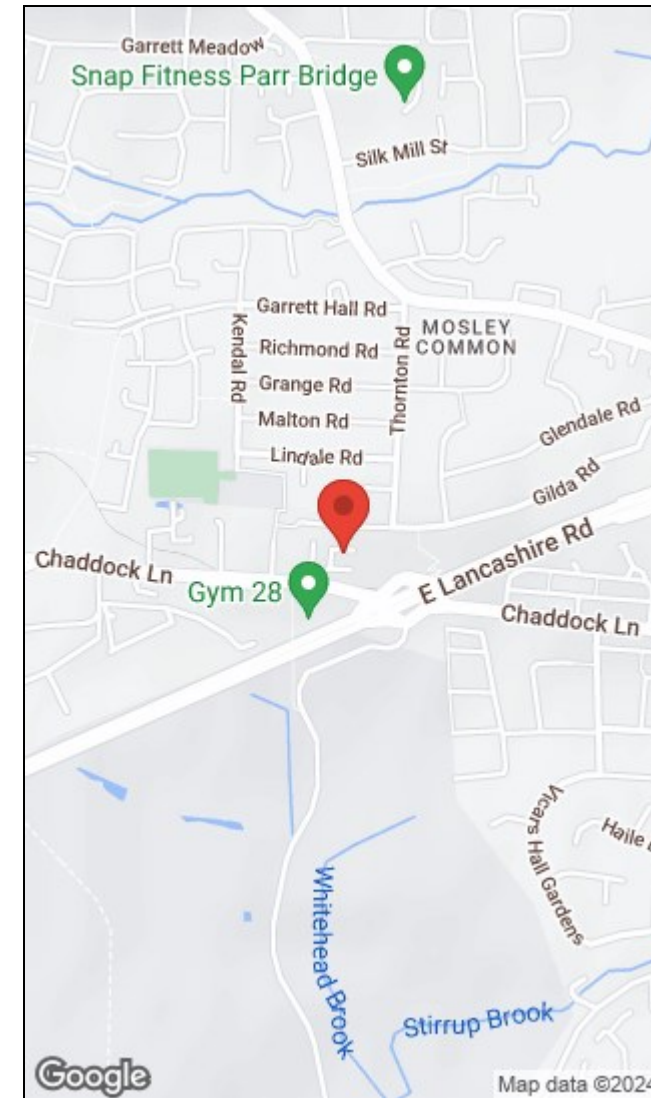
Oliver Fold Close, Worsley, Manchester, M28

Approximate Area = 1510 sq ft / 140.3 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 680039



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	
	79		81
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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