



HUNTERS[®]

HERE TO GET *you* THERE

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Ladybridge Avenue, Worsley, Manchester

Per Calendar Month £1,995 Per Calendar Month

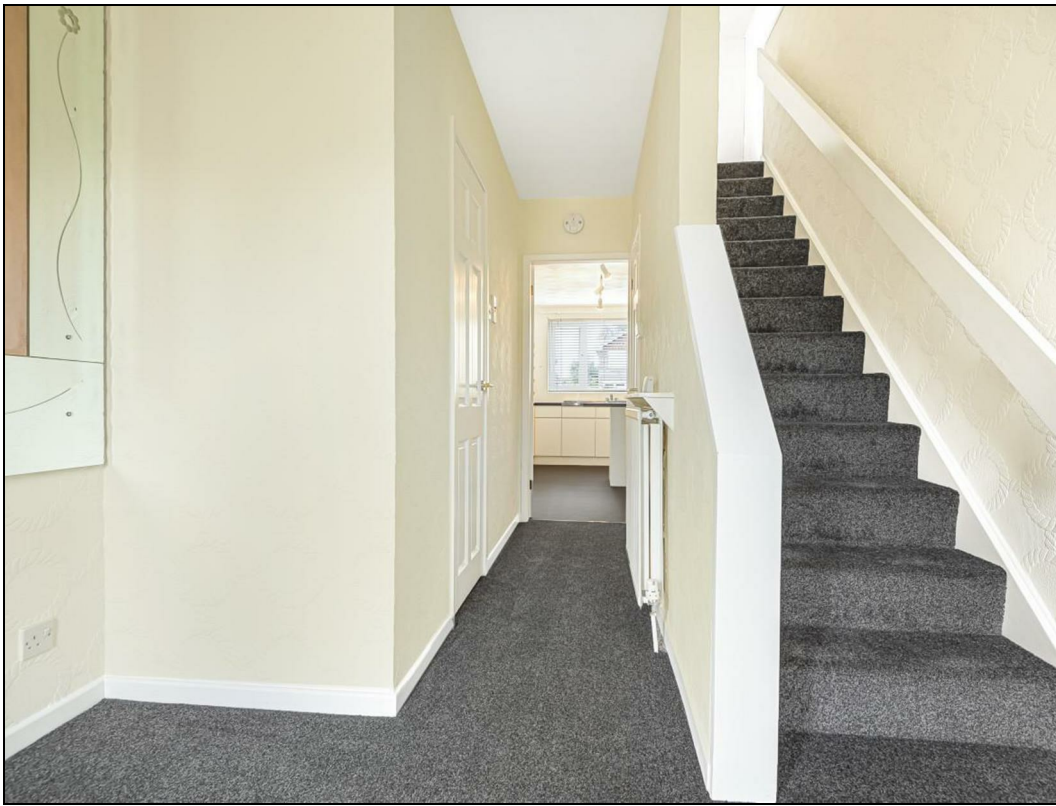


Briefly comprising of a front access entrance hall leading to a ground floor three piece shower room. Bay fronted living room with great space for free standing furniture. Dining room with sliding door access to a rear garden facing brick built conservatory. The kitchen benefits from being re-vamped of late and provides integrated appliances. A side porch/utility provides access to the front and rear gardens. First floor living accommodation provides four good sized double bedrooms all with various storage and with newly laid carpets. The landlord has ensured that all bedrooms have been fitted with t.v aerial points. The family bathroom is fitted with a white three piece bathroom suite. Externally, the property is well kept and provides, paving and natural lawn areas. A brick built single garage is in place and fitted with a remote access electric door. There is also a garden shed. The property benefits from 16 Solar powered panels

KEY FEATURES

- DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS
- CONSERVATORY
- EPC RATING D
- SINGLE GARAGE GARDEN SHED
- OFF ROAD PARKING



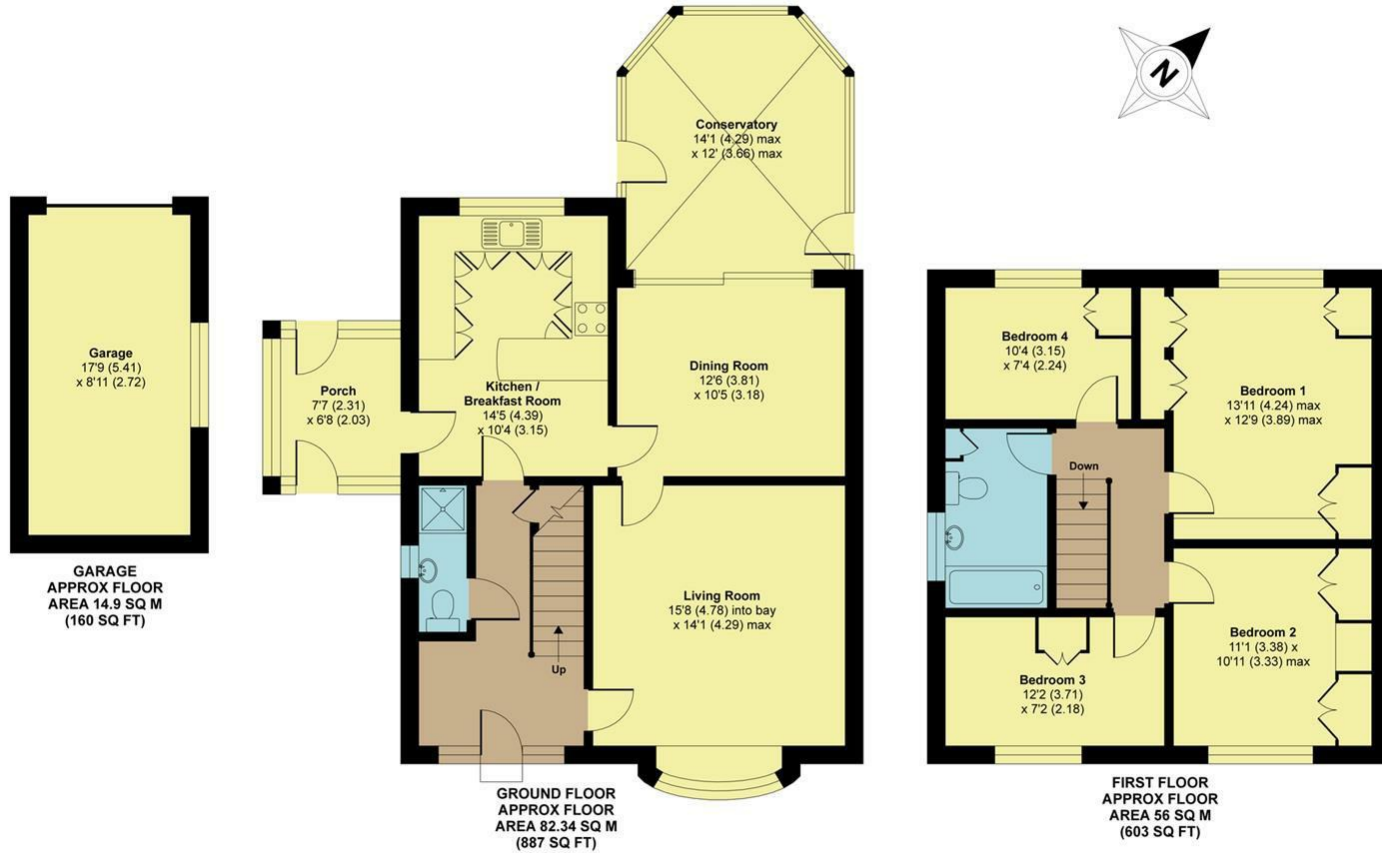




Ladybridge Avenue, Worsley, Manchester, M28

Total = 1650 sq ft / 153.2 sq m (includes garage)

For identification only - Not to scale



RICS Certified Property Measurer
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: 742805

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	
63	82		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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