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Linkfield Drive, Worsley, Manchester

Offers Over £375,000



Nestled in the desirable area of Boothstown, this extended semi-detached property offers a perfect blend of modern living and convenience. The entrance porch opens into a cosy snug area, currently serving as a cinema room, which seamlessly leads into the generously sized living room. Double doors open to the heart of the home: an impressive, extended open-plan kitchen featuring high specifications throughout. This kitchen boasts a breakfast island, ample worktop space, integrated appliances, a vaulted ceiling extension with Velux windows, bi-folding doors, and built-in speakers. Adjacent to the kitchen is a separate utility area and a convenient W/C.

Upstairs, you will find four well-proportioned bedrooms, including a master suite with an en-suite bathroom. A family bathroom serves the remaining bedrooms, all of which are spacious and well-appointed.

The exterior of the property is equally impressive, featuring a large shed that has been converted into a bar/cinema room, perfect for entertaining.

Located in the sought-after Boothstown area, close to Worsley, this property benefits from excellent transport links, including easy access to the East Lancashire Road (A580), and the M60, M62, and M602 motorways. The home is ideally situated for local amenities and is within the catchment area of St Andrew's Primary School, which boasts an Outstanding Ofsted rating.

Boothstown is renowned for its beautiful walks, including those by the Boothstown Marina on the Bridgewater Canal. Additionally, the area offers trendy cafes, bars, pubs, and restaurants, providing ample opportunities for socializing and relaxation.

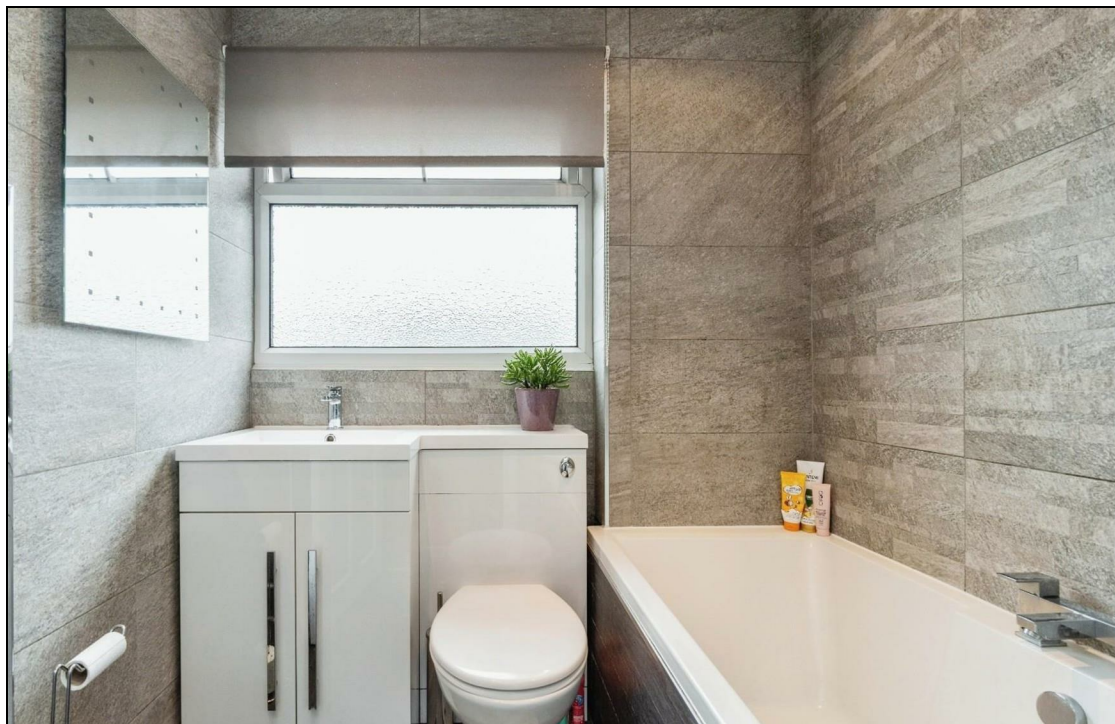
This property truly offers the best of both worlds: a peaceful, family-friendly environment with excellent amenities and transport links right on your doorstep. Don't miss the opportunity to make this exceptional house your new home.

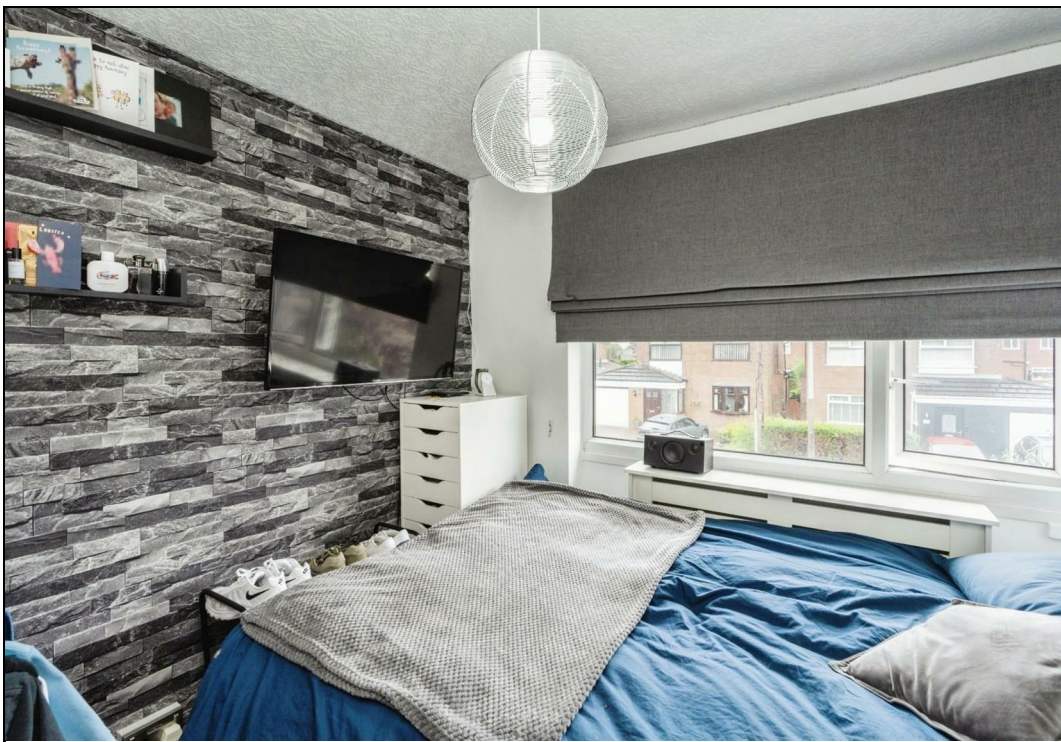


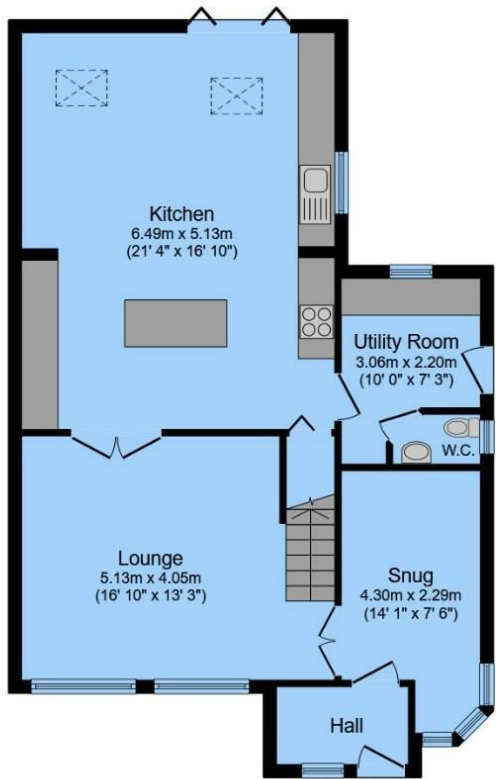
KEY FEATURES

- SOUGHT AFTER LOCATION
 - EXTENDED
- OPEN PLAN KITCHEN/LIVING/DINING AREA
 - UTILITY ROOM
 - DOWNSTAIRS W/C
 - FOUR BEDROOMS
 - EN-SUITE
 - SNUG
- FRONT AND REAR GARDENS
- MUST BE SEEN TO FULLY APPRECIATE

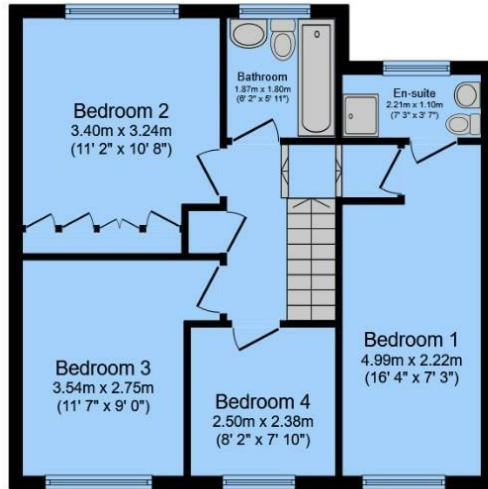








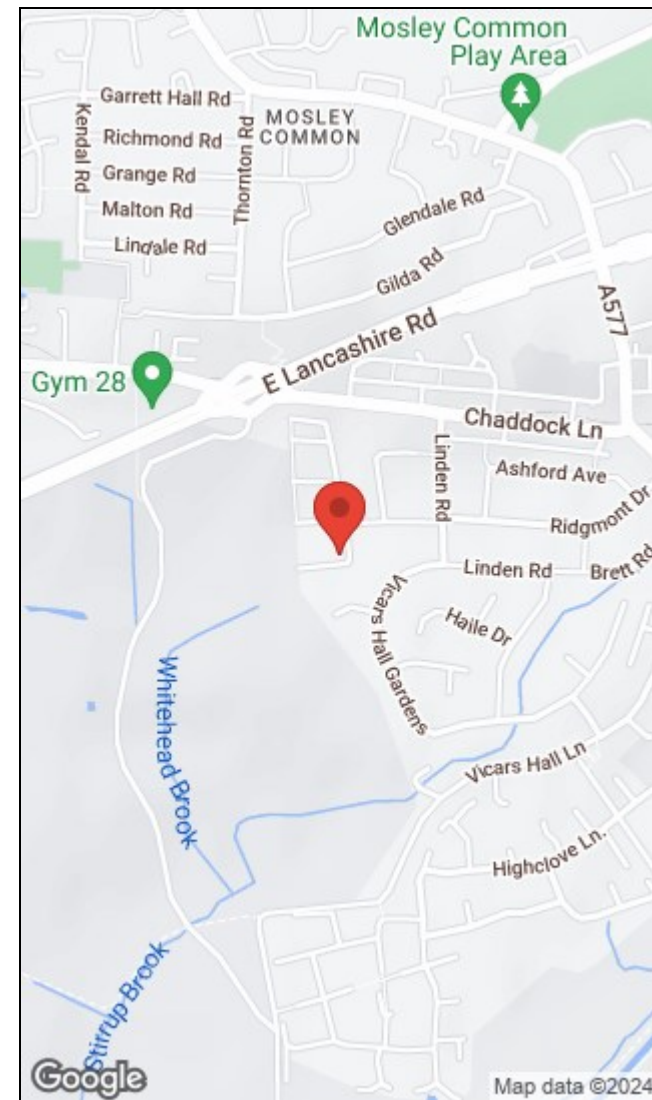
Ground Floor



First Floor

Total floor area 128.0 m² (1,378 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
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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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