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**HUNTERS**  
HERE TO GET *you* THERE

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Sandringham Road, Worsley, Manchester, M28  
1LX

Per Calendar Month £1,300 Per Calendar Month

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

A two bedroom detached bungalow situated within the heart of the ever popular Boothstown, on a quiet residential street off Leigh Road. The property has spacious living accommodation comprising entrance hallway, large lounge/ dining room with elevated views over the rear garden and fitted kitchen. There are two double bedrooms and three piece bathroom. Externally the property provides ample off road parking leading to an integral single garage. The impressive rear garden boasts a raised terrace that has been lovingly maintained to a high standard, private and south facing. This property is well located for transport links with the A580 within access providing routes to Manchester city centre and surrounding areas. The M60 ring road is well located providing links to further destinations, including the Trafford Centre which lies approximately 6 miles away. Walkden train station is also within access. Local amenities are excellent with The Ellesmere Shopping Centre within approximately 1 mile of the property providing shops and a large Tesco supermarket.

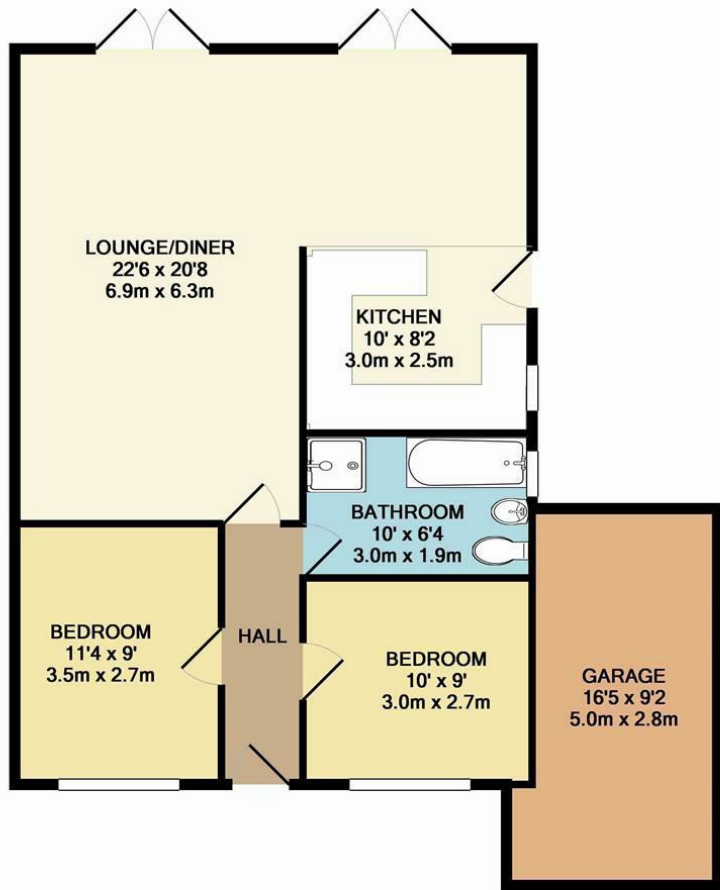
## KEY FEATURES

- TWO BED DETACHED BUNGALOW
  - BEAUTIFULLY PRESENTED
    - OFF LEIGH ROAD
    - GARDENS FRONT & REAR
  - AMPLE PARKING AND GARAGE
    - EPC RATING D
    - EXCELLENT LOCATION
  - NEWLY DECORATED WITH NEW CARPETS



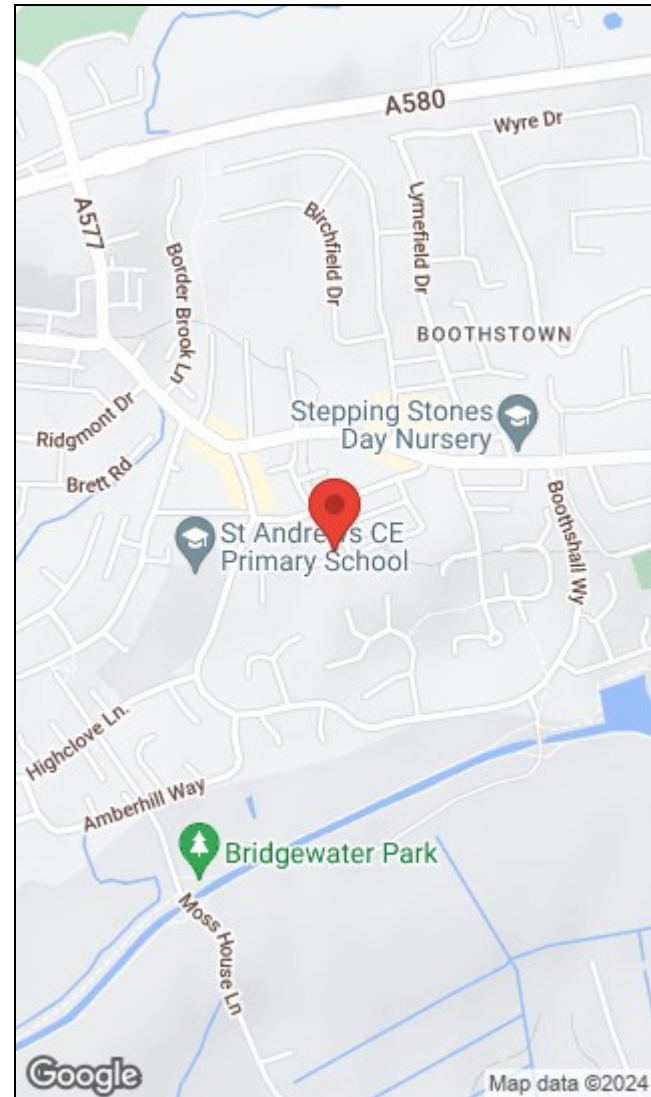






TOTAL APPROX. FLOOR AREA 858 SQ.FT. (79.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>85</b>	
	<b>55</b>		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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