



**HUNTERS**<sup>®</sup>  
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# Lower Brook Lane, Worsley

Offers In The Region Of £290,000



This charming Tudor-style end mews property is the perfect opportunity for first-time buyers or those seeking to downsize. Situated in a highly sought-after cul-de-sac, this development is adjacent to the scenic Bridgewater Canal, right in the heart of Worsley Village. The area is brimming with a variety of restaurants, bars, and shops, ensuring a vibrant local lifestyle. Furthermore, the property's prime location offers excellent transport links to Manchester City Centre, Salford Quays, and major motorway networks, making commuting a breeze.

The well-appointed accommodation includes an inviting entrance hall, a spacious lounge ideal for relaxation and entertaining, and a modern fitted kitchen/dining room perfect for family meals. Upstairs, the master bedroom boasts en-suite facilities for added convenience, while the second bedroom is also generously sized and serviced by a contemporary family bathroom.

Outside, the property features a delightful enclosed garden at the rear, designed for low maintenance to provide a perfect spot for outdoor enjoyment. Additionally, there are allocated parking spaces conveniently located to the side of the property. The home further benefits from efficient gas central heating and high-quality double glazing, ensuring comfort and energy efficiency throughout the year.

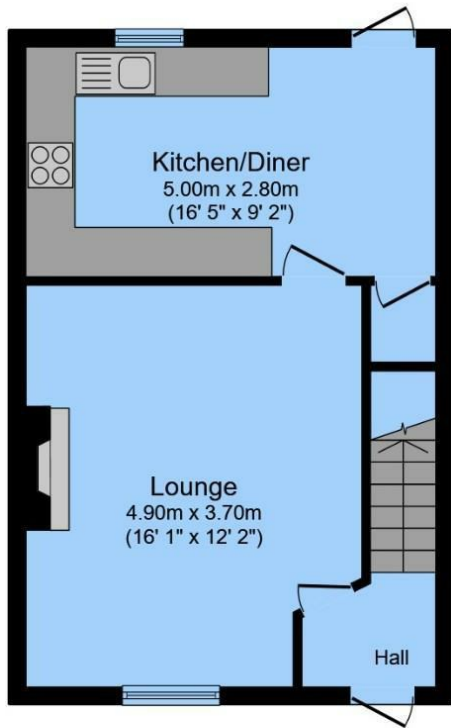
## KEY FEATURES

- SOUGHT AFTER LOCATION
- ALLOCATED PARKING
- WORSLEY VILLAGE
- CLOSE TO AMENITIES
  - EN-SUITE
  - WELL PRESENTED
  - MOVE IN READY
- TWO DOUBLE BEDROOMS
  - FREEHOLD

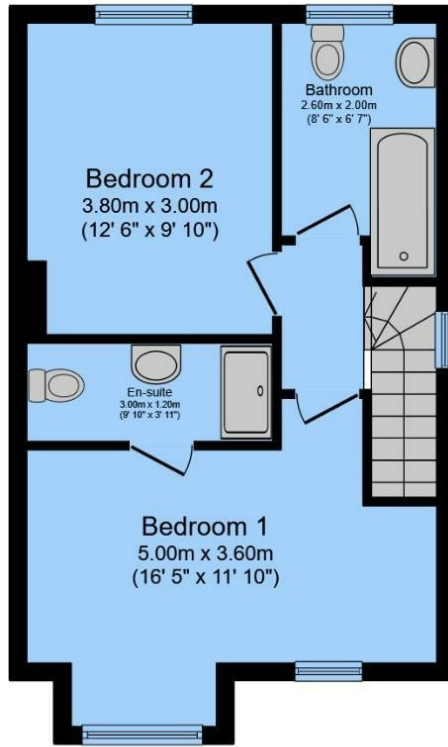








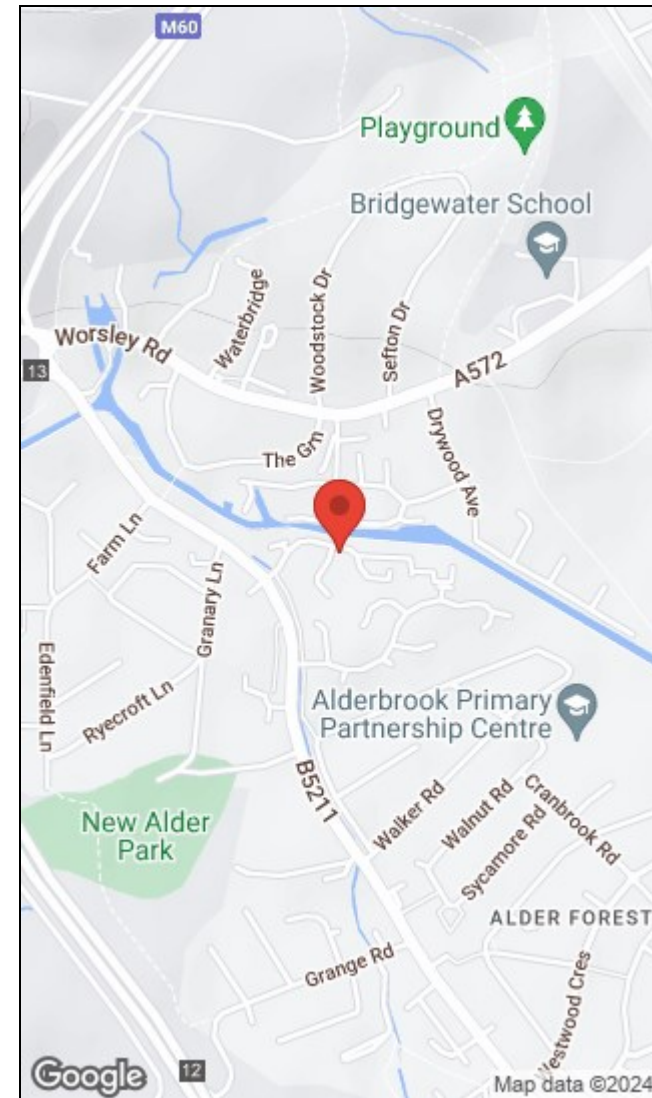
**Ground Floor**



**First Floor**

Total floor area 79.4 m<sup>2</sup> (854 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](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	85		
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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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