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Walkden Road, Worsley

Offers In The Region Of £695,000



Nestled in the heart of Worsley, this exceptional three-bedroom home offers a rare blend of historical charm and modern convenience. This unique property features an entrance hall, three spacious reception rooms, a large kitchen with a breakfast nook, a utility room, a porch, and three double bedrooms. Additionally, there's a versatile study that could easily be transformed into an en-suite bathroom, further enhancing the living space.

The home is filled with character, from the beautifully restored oak flooring to the Victorian-style radiators and reclaimed solid wood doors, all preserving the essence of its period origins. The current owners have thoughtfully balanced this traditional charm with key modern upgrades, including a combi boiler. A standout feature is the set of bi-folding doors in the second reception room, which flood the space with natural light and offer seamless access to the garden.

Outside, the property is surrounded by meticulously maintained gardens, regarded as some of the finest in the area. Winding cobbled pathways lead through mature flower beds, creating a tranquil escape in the rear garden. Additionally, the property provides access to an adjoining rented woodland area teeming with wildlife such as tawny owls, deer and treecreepers, perfect for nature lovers. Ample off-road parking is available at the front of the property, accommodating multiple vehicles with ease.

In terms of location, the property is perfectly situated just a short distance from The Marriott Country Club, offering a range of leisure facilities including a gym, and Worsley Old Hall. Local amenities such as boutique bars, restaurants, and salons are within easy reach, as is St. Mark's School, a highly sought-after primary school just 0.3 miles away. Convenient transport links and motorway.

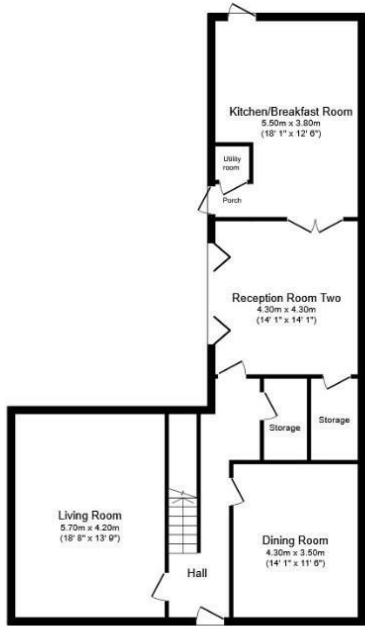
KEY FEATURES

- SOUTH FACING GARDENS
- THREE RECEPTION ROOMS
 - STUDY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- PERIOD PROPERTY
- RARE OPPORTUNITY
- SOUGHT AFTER LOCATION
- MUST BE SEEN TO FULLY APPRECIATE
 - FREEHOLD



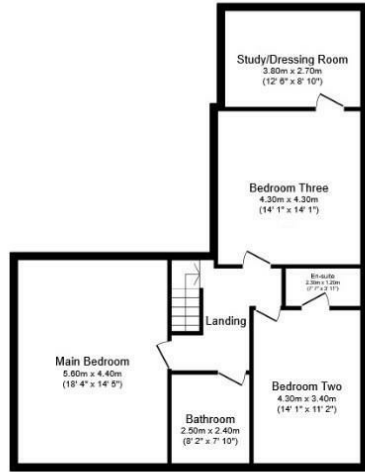






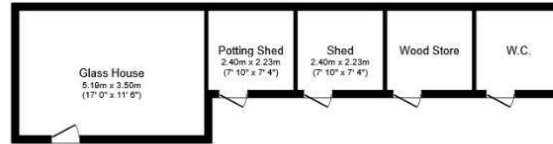
Ground Floor

Floor area 98.7 sq.m. (1,062 sq.ft.)



First Floor

Floor area 82.0 sq.m. (883 sq.ft.)

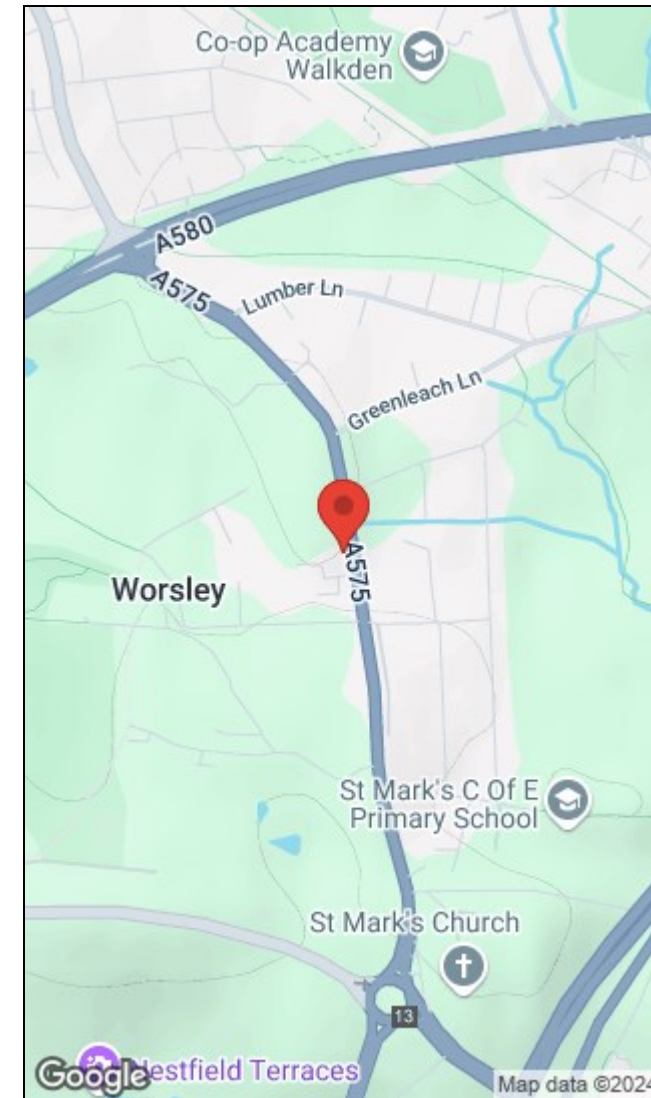


Outbuilding

Floor area 29.6 sq.m. (318 sq.ft.)

TOTAL: 210.3 sq.m. (2,264 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



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	59	(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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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