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Worsley Road, Swinton, Manchester

Offers In The Region Of £525,000



Nestled on the highly sought-after Worsley Road, this impressively extended, semi-detached four-bedroom family home offers both space and adaptability, ideal for those seeking a substantial property with room for personalisation. Occupying a generous corner plot, this residence provides an exceptional opportunity to craft a dream family home within a well-regarded neighbourhood.

Upon entering, the home opens into a welcoming Entrance Hall that leads into a series of spacious, versatile rooms. The ground floor boasts a bright Lounge, perfect for relaxation, a separate Dining Room ideal for family meals or gatherings, and an inviting Morning Room with ample natural light, making it an ideal spot for a quiet coffee or reading area. The Kitchen, designed to support a bustling household, is equipped with ample storage and direct access to a Conservatory, which extends the living space and opens onto the rear garden. Additionally, a convenient Utility Room is situated on the ground floor, providing practical laundry and storage space.

On the upper level, the home offers four well-sized Bedrooms, each thoughtfully laid out to maximize space and privacy. The primary bedroom features an en-suite for added convenience, while the remaining bedrooms share access to a sleek, modern four-piece family bathroom, complete with high-quality finishes that bring a touch of luxury.

Externally, the property showcases a beautifully landscaped corner plot. The front features a walled boundary with a gated driveway, offering both security. There is ample off-road parking, leading to a single garage, which further enhances the property's practicality and storage options.

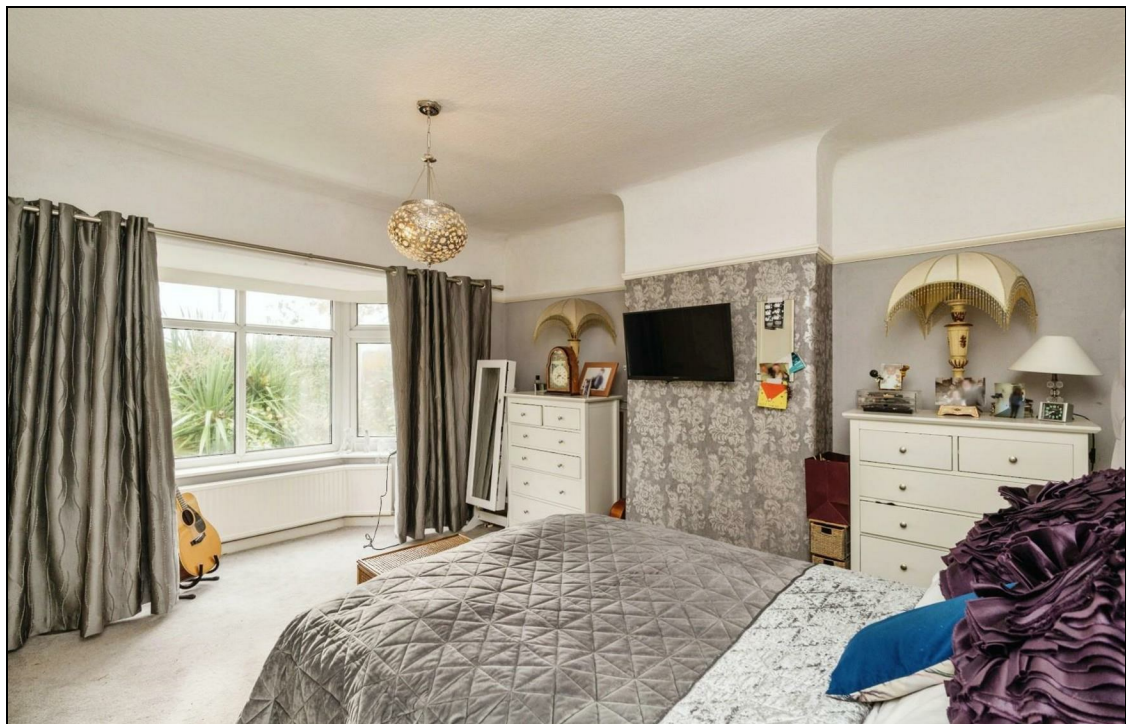
With its proximity to excellent local schools, shopping facilities, and well-connected transport links, this property offers the ideal setting for families looking to establish roots in a thriving and popular area. Freehold.



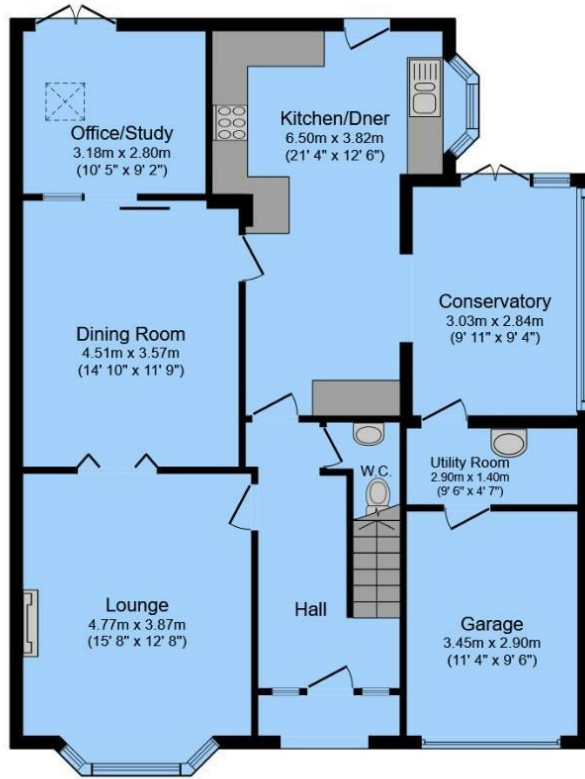
KEY FEATURES

- HEAVILY EXTENDED
- FOUR BEDROOMS
- UTILITY ROOM
- GARAGE
- FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO AMENITIES
- CONSERVATORY
- EN-SUITE
- NEWLY REFURBISHED BATHROOM

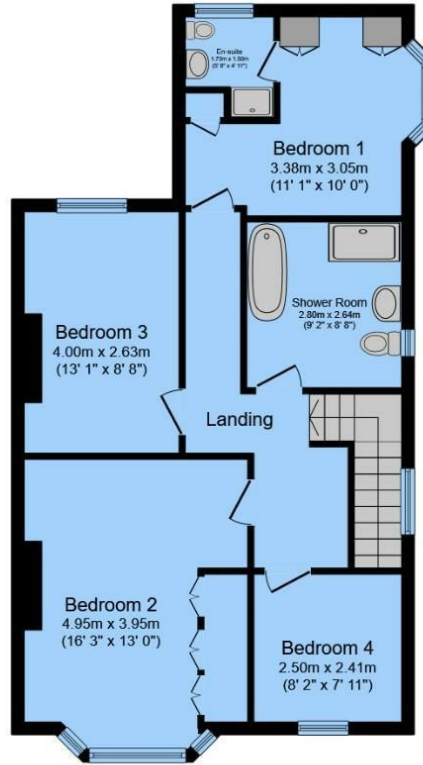








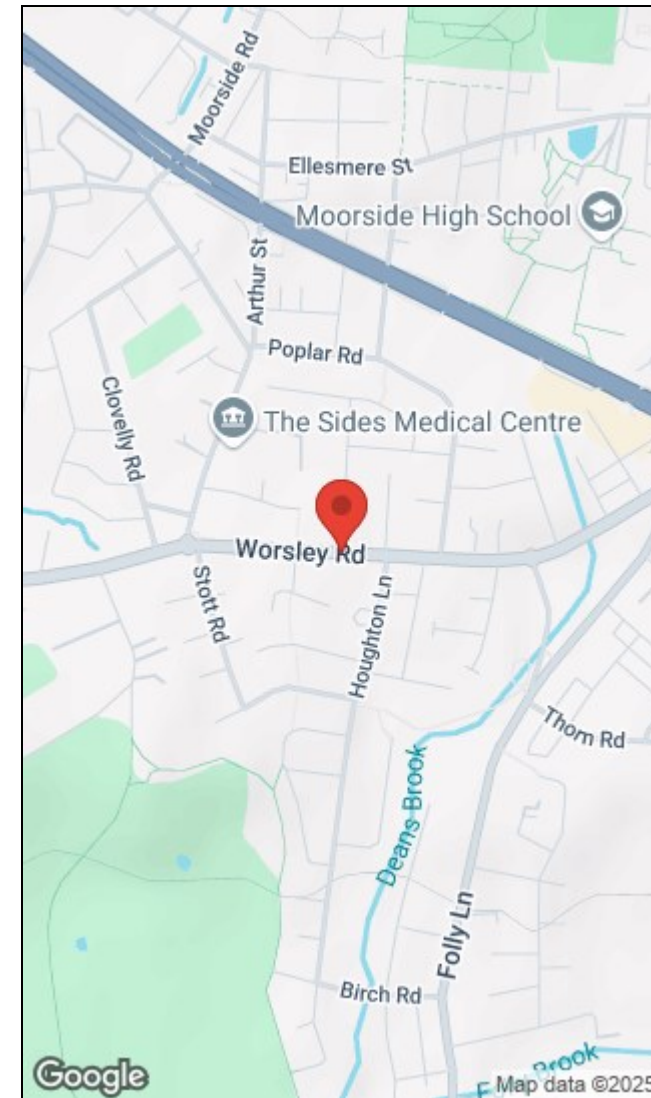
Ground Floor



First Floor

Total floor area 175.6 m² (1,890 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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