



HUNTERS[®]
HERE TO GET *you* THERE



The Borrans, Worsley

Offers In Excess Of £450,000



This exceptional four-bedroom detached family home, located in the sought-after Boothstown area, is a rare find on the market with no onward chain. Nestled on a spacious corner plot within the peaceful Moorings Development, this property is surrounded by wrap-around gardens that provide both privacy and space to relax or entertain.

The home offers versatile and generous living spaces ideal for a growing family. The ground floor features a welcoming lounge and dining area, a well-appointed kitchen, separate utility room, and a dedicated study—perfect for remote work or as a playroom. A guest W.C. completes the layout, catering to modern family needs.

Upstairs, you'll find a spacious master bedroom with its own en-suite, along with three further well-sized bedrooms and a family bathroom. Each bedroom is designed to maximize comfort and style, ensuring ample space for everyone.

Externally, the property boasts a large, beautifully maintained private rear garden with both a paved patio and a lush lawn—ideal for outdoor entertaining or children's play. The front of the home impresses with a double garage and an expansive driveway that offers additional off-road parking.

This property is ideally situated for families, being close to highly regarded schools, including St. Andrew's Primary School, and a range of local amenities such as shops, restaurants, and pubs. Transport links are excellent, with easy access to Manchester City Centre, The Trafford Centre, and other regional attractions. For nature lovers, the newly opened RHS Bridgewater Gardens are nearby, with scenic walks along the Bridgewater Canal that lead into charming Worsley Village.

With endless potential to further enhance and make your own, this unique opportunity won't last long.

Completion of imminent freehold purchase



KEY FEATURES

- LARGE CORNER PLOT
- DOUBLE GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- HUGE POTENTIAL
 - NO CHAIN
- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
 - EN-SUITE
- NOT TO BE MISSED
- WRAP AROUND GARDENS

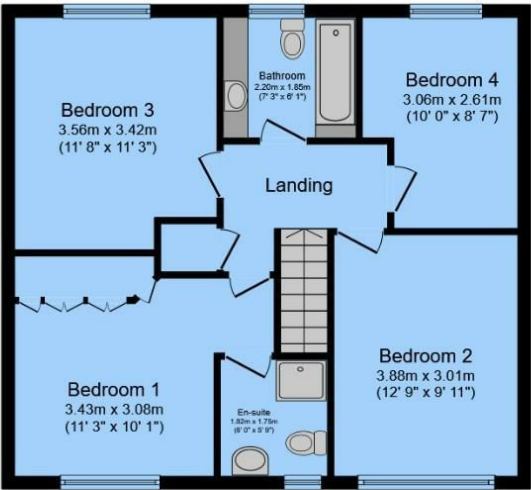








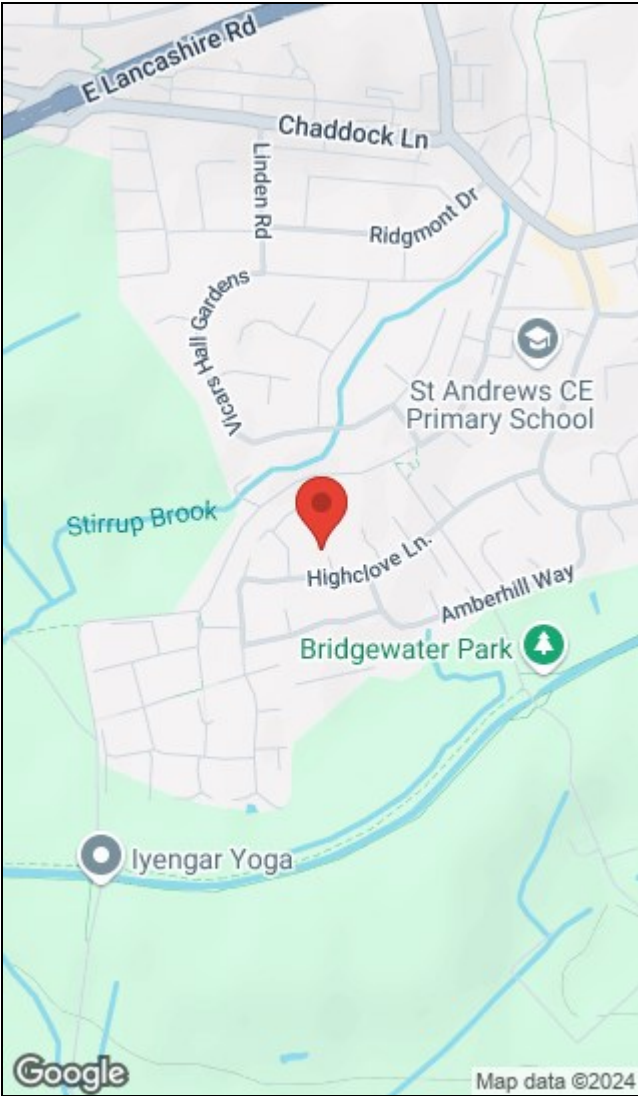
Ground Floor



First Floor

Total floor area 131.3 m² (1,413 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					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			(1-20) G		
Not environmentally friendly - higher CO ₂ emissions					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.