



HUNTERS[®]

HERE TO GET *you* THERE

3 2 3

A set of icons representing property features: a bed icon followed by the number 3, a bathtub icon followed by the number 2, and a sofa icon followed by the number 3. To the right of these is a menu icon consisting of three horizontal lines.

Rose Acre, Worsley

£480,000

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This beautifully presented detached family home, located in a peaceful residential area of Worsley, offers a blend of space, privacy, and charm. Boasting a converted garage for added versatility, the property features a thoughtfully designed layout, making it ideal for modern family living.

The ground floor comprises a spacious lounge, perfect for relaxation, and a separate dining room for formal gatherings. The contemporary kitchen includes ample workspace and flows seamlessly into a cosy family room, ideal for day-to-day activities. A conservatory extends the living space further, providing a light-filled retreat with views of the rear garden. Completing the ground floor are a utility room and a convenient W.C.

Upstairs, the property offers three generously sized bedrooms. The master bedroom includes an en-suite bathroom for added privacy and convenience. Two additional bedrooms are well-proportioned and share access to a stylish family bathroom.

The rear garden is a standout feature, offering a generous, low-maintenance lawn with beautifully stocked borders brimming with flowers, bushes, and trees. The rear of the garden leads to the serene Brook of Ellenbrook, a hidden gem that enhances the property's tranquil appeal. Surrounded by an enviable woodland backdrop, the garden is not overlooked, ensuring exceptional privacy—an idyllic space for entertaining guests or enjoying quiet family moments.

To the front, the property features a driveway with ample parking for multiple vehicles, adding to its practicality.

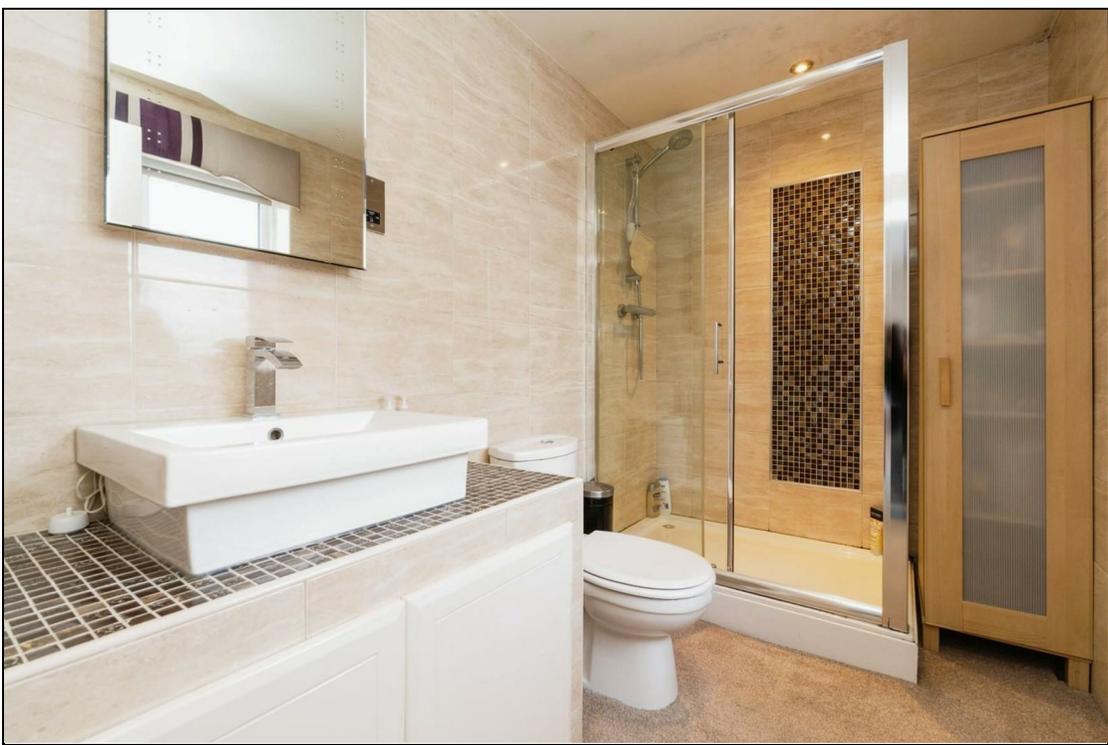
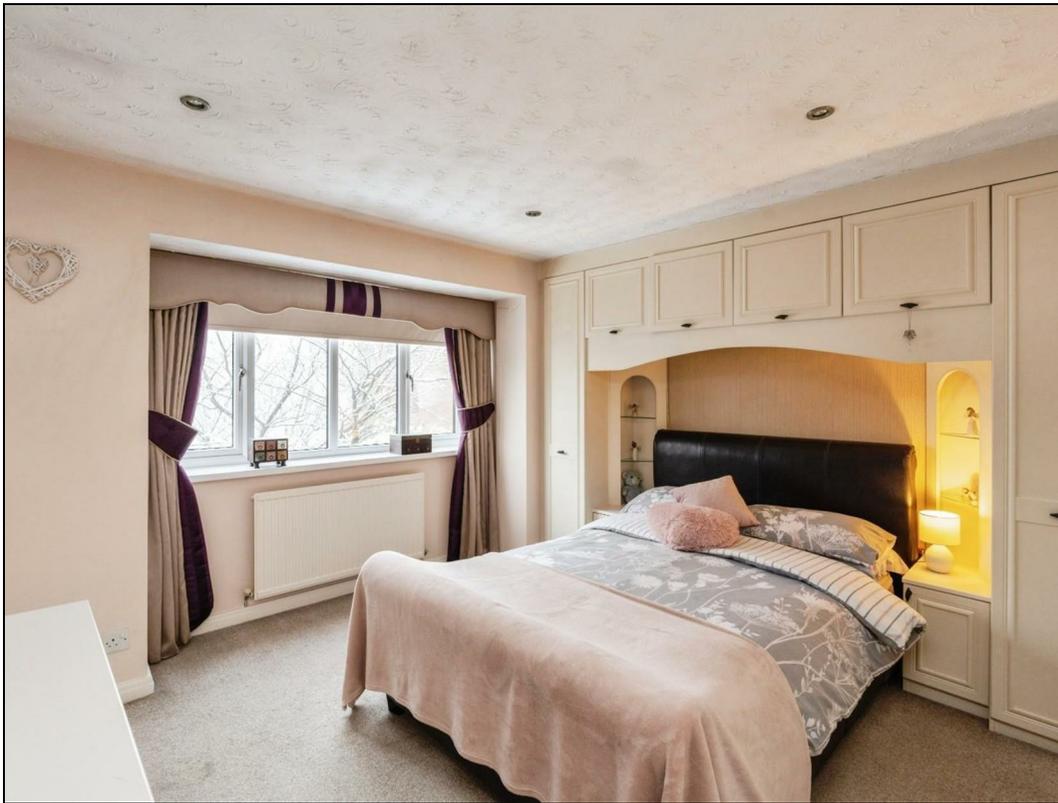
Conveniently located for access to Manchester's travel links and amenities, this home is a true haven for those seeking comfort, style, and natural surroundings in a sought-after Worsley location.

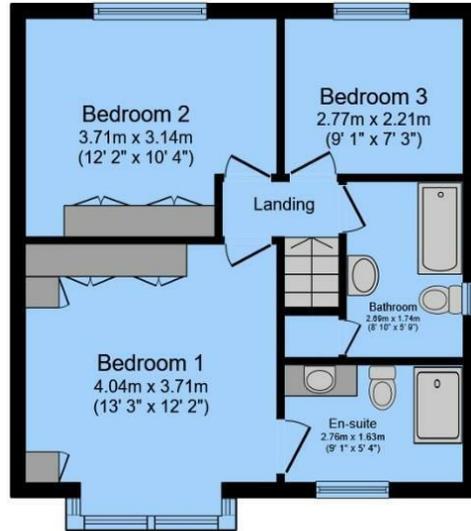
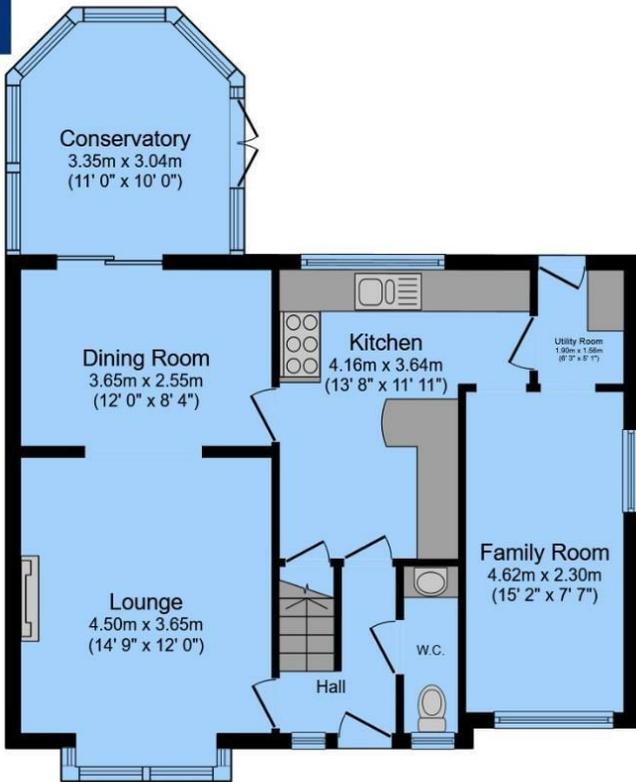
KEY FEATURES

- SOUGHT AFTER LOCATION
 - CONVERTED GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - POTENTIAL TO EXTEND (STPP)
 - EN-SUITE
- STUNNING PRIVATE REAR GARDEN
 - GOOD SIZED PLOT
- CATCHMENT FOR EXCELLENT SCHOOLS







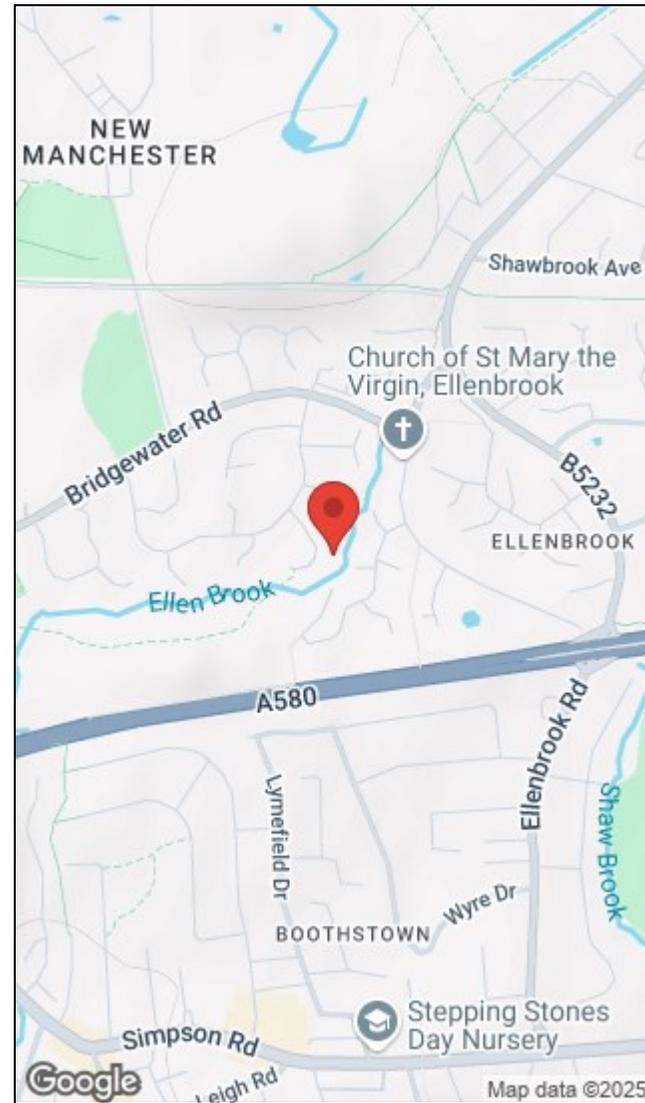


Ground Floor

First Floor

Total floor area 112.0 sq.m. (1,205 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		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		(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 <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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