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Waterdale Close, Worsley, Manchester

£850,000



Nestled at the end of a peaceful cul-de-sac on Waterdale Close, Worsley, this beautifully updated detached home offers an abundance of space and stylish living. Occupying a generous plot, this property is perfect for modern family life with its thoughtfully designed interiors and superb outdoor space.

Upon entering, you're welcomed into a bright hallway that leads to a cosy living room featuring a charming log-burning fireplace. The ground floor also boasts a dedicated home office, a convenient WC, a relaxing sitting room, and a stunning open-plan kitchen equipped with integrated NEFF appliances. This flows seamlessly into a family room, dining area, and utility room, creating a functional yet elegant space for both everyday living and entertaining.

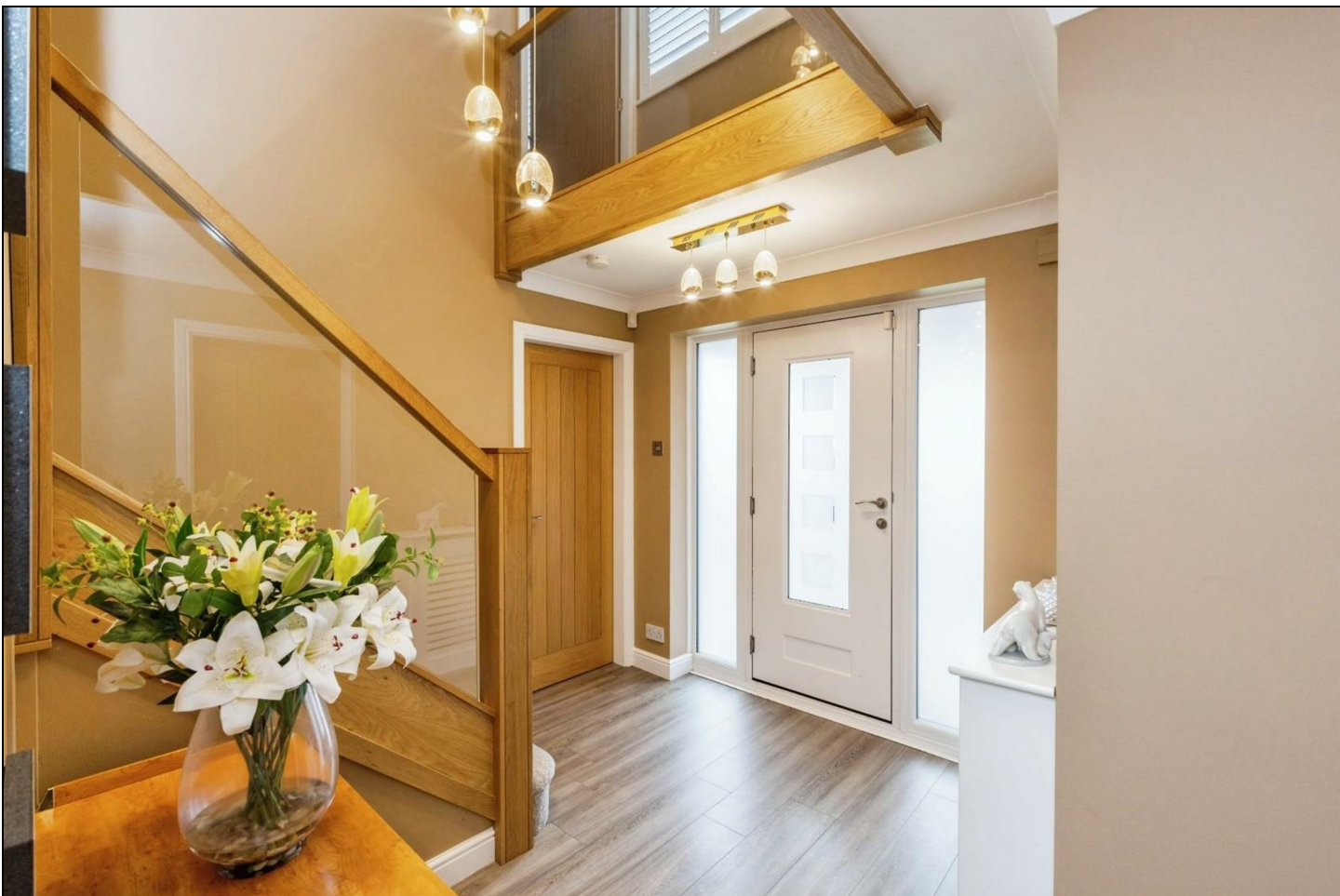
Upstairs, the first floor comprises four generously sized double bedrooms and a modern family bathroom. Two of the bedrooms enjoy the added luxury of private en-suite facilities.

The rear garden is a true highlight, offering a large and meticulously maintained outdoor space. It features a paved patio, ideal for outdoor seating, leading to AstroTurf lawns on either side. A raised lawn at the back is surrounded by high fencing, ensuring complete privacy. This sun-drenched garden is perfect for family gatherings and summer entertaining, enhanced by bi-fold doors that connect the sitting room and kitchen to the outdoor area.

At the front, you'll find a smaller landscaped garden alongside a spacious driveway that can accommodate up to five vehicles. The integral double garage provides additional parking for two more cars, as well as secure storage space.

This home is equipped with Hive heating throughout and a comprehensive CCTV system, offering both comfort and peace of mind.

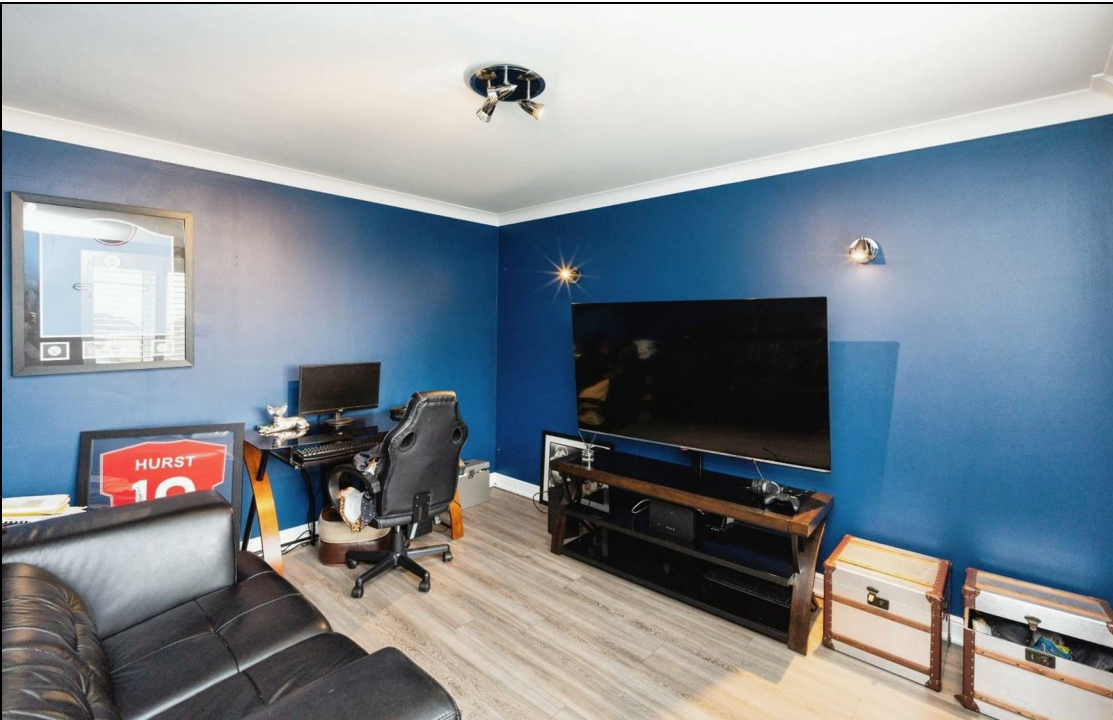
Located in the sought-after area of Waterdale Close, this property is within walking distance of Boothstown Marina and Boothsbank Park. St Andrew's Primary and Bridgewater School are within reach. With convenient transport and motorway links.



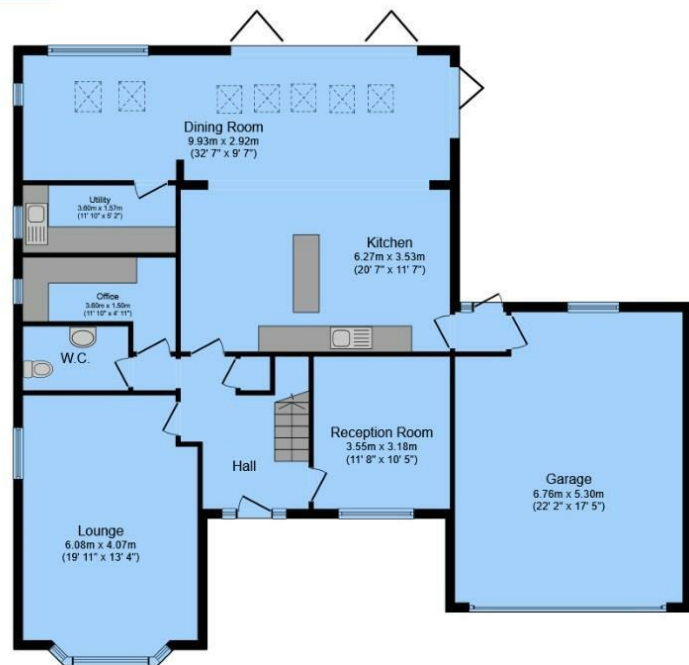
KEY FEATURES

- FREEHOLD
- LARGE PLOT
- PRIVATE REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES AND SCHOOLS
- LARGE OPEN PLAN KITCHEN/DINING/LIVING AREA
- DOUBLE GARAGE PLUS OFF ROAD PARKING FOR MULTIPLE VEHICLES
- FOUR BEDROOMS
- EN-SUITE
- MUST BEEN SEEN TO FULLY APPRECIATE





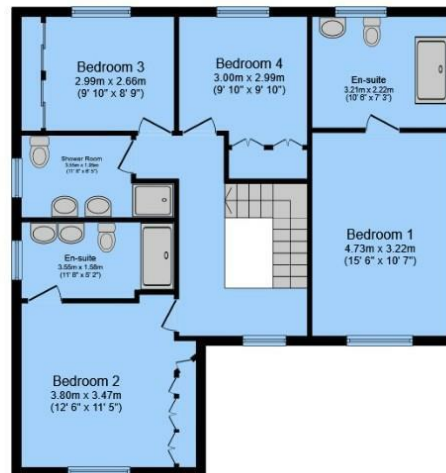




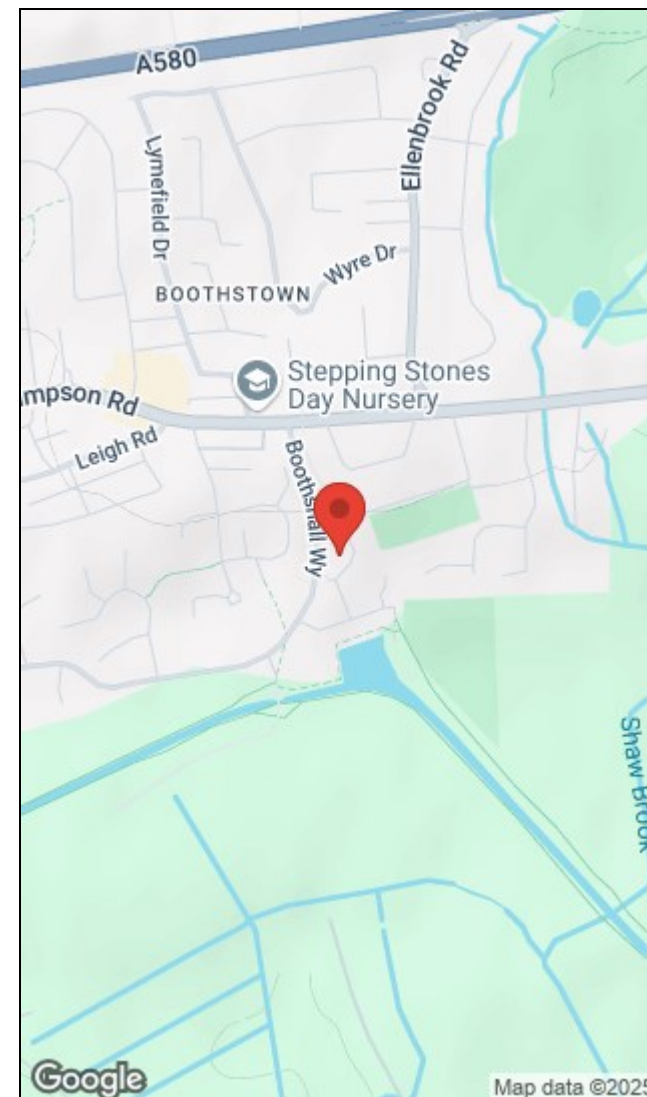
Ground Floor



Total floor area 240.3 m² (2,586 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



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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
76	84		
England & Wales EU Directive 2002/91/EC 	England & Wales EU Directive 2002/91/EC 		

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