



HUNTERS[®]
HERE TO GET *you* THERE



Ploughfields, Boothstown M28

Offers Over £250,000



Perfectly positioned and beautifully proportioned, this charming terrace home offers an inviting blend of character, style, and modern living. Boasting a stunning private rear garden and situated within the highly sought-after St. Andrew's Primary catchment area, this property is sure to attract plenty of interest.

Step inside through a generous and tastefully designed entrance hall, leading to a stylish fitted kitchen and a spacious lounge-diner. The living area features a handy storage cupboard and large patio doors that open onto the beautifully landscaped rear garden, complete with an elegant Indian stone patio—perfect for seamless indoor-outdoor living.

Upstairs, you'll find a bright and airy landing, a generous master bedroom, and a beautifully presented second bedroom, which also offers space for a home office. The recently upgraded, high-end bathroom boasts sleek light grey Stock tiling, additional storage, and convenient loft access.

Externally, the property benefits from a block-paved driveway, while the enclosed rear garden has been thoughtfully landscaped to provide a tranquil retreat. A charming bridal path at the back enhances the sense of greenery and privacy.

Set in an extremely desirable residential area, this home is ideal for young families. Enjoy scenic walks along the Bridgewater Canal and Boothstown Marina, while also being just a short stroll from the popular Coal & Cotton pub and Boothstown's local amenities. With easy access to Worsley, the M60 motorway network, and Manchester City Centre, this property offers both convenience and a wonderful lifestyle.



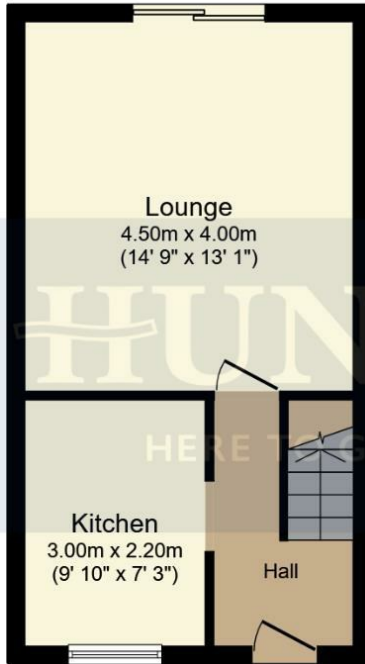
KEY FEATURES

- PERFECT FOR FIRST TIME BUYERS
 - OFF ROAD PARKING
 - FREEHOLD
- PRIVATE LANDSCAPED REAR GARDEN
 - MOVE IN READY
- QUIET SOUGHT AFTER LOCATION
 - NEWLY FITTED BATHROOM
 - MODERN KITCHEN



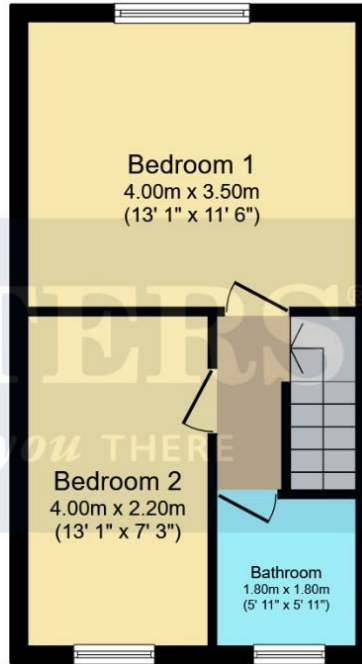






Ground Floor

Floor area 30.4 m² (327 sq.ft.)

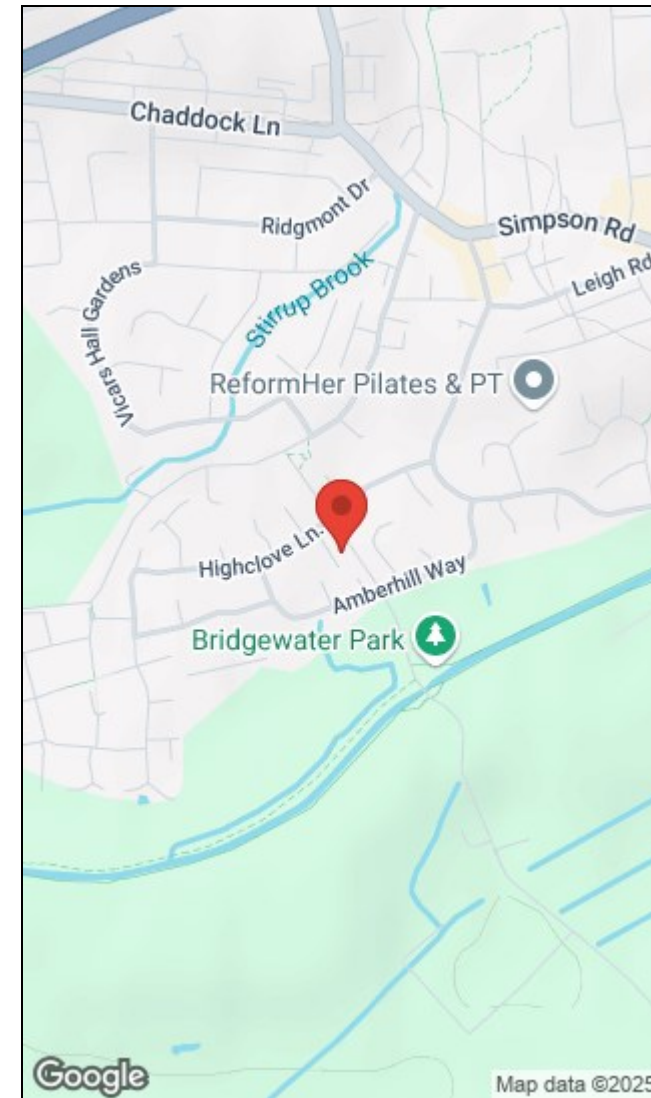


First Floor

Floor area 30.4 m² (327 sq.ft.)

TOTAL: 60.8 m² (654 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		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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