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HERE TO GET *you* THERE



Ellenbrook Road, Worsley, Manchester

Offers In The Region Of £425,000



Occupying an enviable, elevated position on the highly sought-after Ellenbrook Road in Worsley, this exceptional semi-detached home has been thoughtfully and extensively extended to offer an abundance of stylish and versatile living space, perfect for modern family life.

From the moment you arrive, the home impresses with its deep driveway, and impressive kerb appeal, all set well back from the road for added privacy. Internally, the accommodation flows beautifully, with three well-defined reception areas, each offering flexibility for relaxing, entertaining, or working from home.

At the heart of the home lies a spectacular open-plan dining kitchen—a true showpiece—designed for both everyday family living and memorable gatherings. Featuring sleek contemporary finishes, generous proportions, and seamless connection to the garden, this space truly encapsulates modern living. A large, separate utility room adds further practicality and convenience.

Upstairs, you'll find three beautifully presented bedrooms, all finished to a high standard, alongside a stylish and modern family bathroom, creating a calm and comfortable retreat.

Externally, the property enjoys a private and beautifully landscaped rear garden, ideal for relaxing or entertaining in the warmer months. The electric wrought iron gates and spacious driveway offer both security and grandeur, adding to the property's exclusive feel.

Perfectly positioned for commuters with excellent access to the M60 motorway network, and with picturesque walks nearby including Boothstown Marina and the Bridgewater Canal, this is a rare opportunity to purchase a truly standout home in one of Worsley's most desirable locations.

KEY FEATURES

- STUNNING EXTENDED PROPERTY
 - PRIVATE REAR GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES
- MOVE IN READY
- UTILITY ROOM
- OPEN PLAN KITCHEN/LIVING/DINING AREA
- THREE BEDROOMS



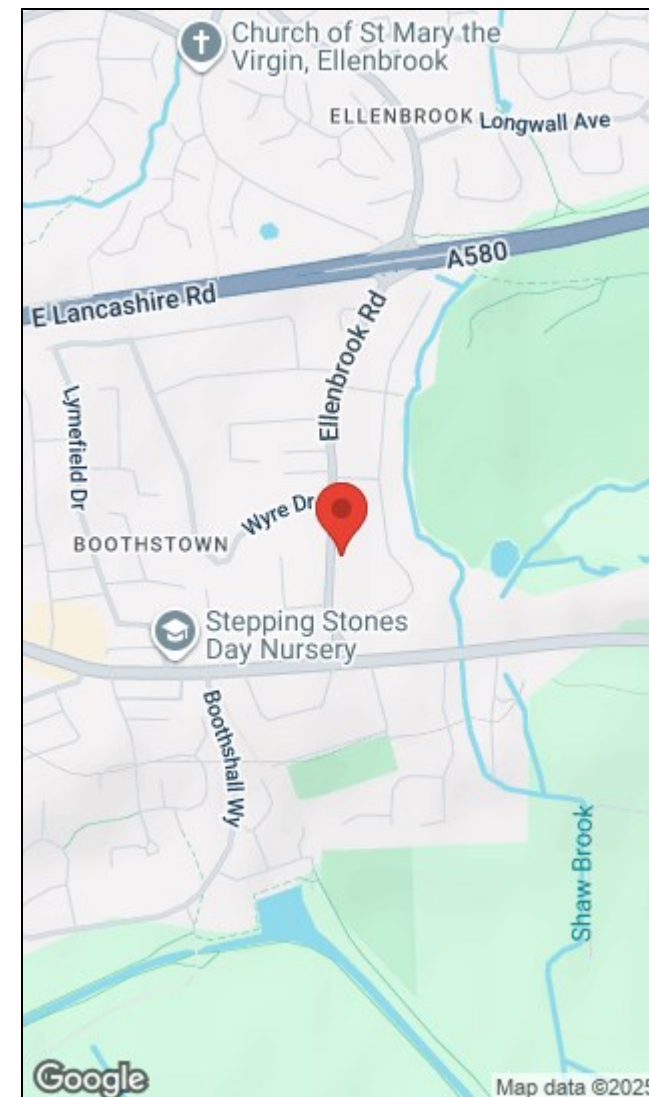






First Floor

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	Environmental Impact (CO ₂) 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		70	82	Very environmentally friendly - lower CO₂ 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 CO₂ emissions			
England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 			



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