



HUNTERS[®]
HERE TO GET *you* THERE

3 1 2 E

Beanfields, Worsley, M28

£395,000



Situated on the ever-popular Beanfields, this delightful three-bedroom semi-detached family home offers a fantastic opportunity to live in one of Worsley's most desirable locations. Set within a peaceful, well-established neighbourhood, the property boasts both front and rear gardens, a private driveway, and a detached single garage, making it ideal for families and professionals alike.

Upon entering, you're greeted by a welcoming hallway that leads through to a spacious and light-filled lounge. Adjacent to the lounge is a separate dining room, perfectly suited for entertaining or enjoying family meals. The kitchen is well-appointed with ample storage and workspace, and to the rear, a bright conservatory provides an additional versatile living area, ideal as a playroom, home office, or quiet retreat overlooking the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, a family bathroom with both a bathtub and separate shower, and a separate W.C., offering practicality for everyday family living. The home has of natural light and a warm, inviting atmosphere.

Externally, the property benefits from a driveway running alongside the house, leading to a single garage, and a well-maintained rear garden with lawn and mature planting. This outdoor space is perfect for relaxing, entertaining, or simply enjoying the peace and quiet.

Located in the heart of Worsley Village, the home is just a short walk from local shops, cafés, and excellent schools. The picturesque Bridgewater Canal is nearby, offering scenic walks into Monton and beyond, while the stunning RHS Garden Bridgewater is just minutes away, providing a fantastic day out for the whole family.

This property presents a rare opportunity to purchase a much-loved family home in a highly sought-after location. Early viewing is strongly recommended to appreciate all it has to offer.



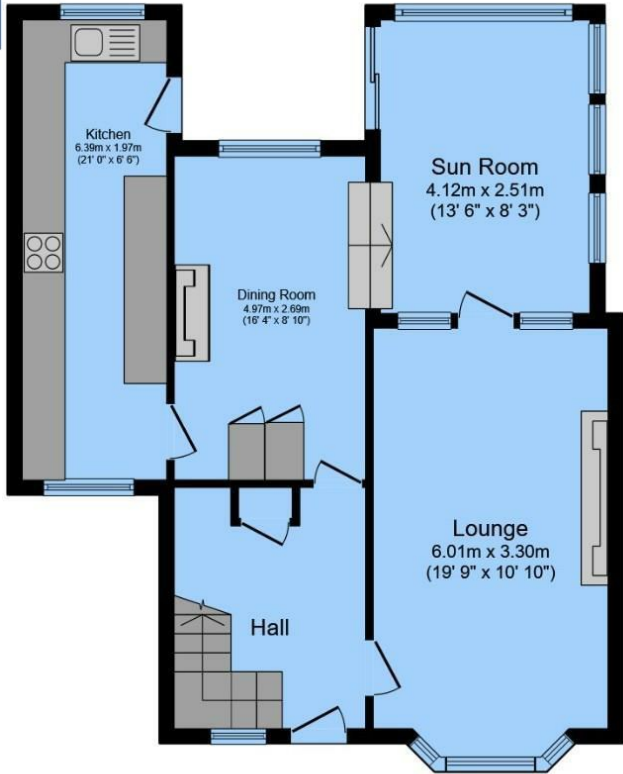
KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - OFF ROAD PARKING
 - SINGLE GARAGE
- FRONT AND REAR GARDENS
 - CONSERVATORY
- IN NEED OF MODERNISATION
- POTENTIAL TO EXTEND (STPP)
 - PERIOD PROPERTY
- THREE RECEPTION ROOMS
 - EXTENDED

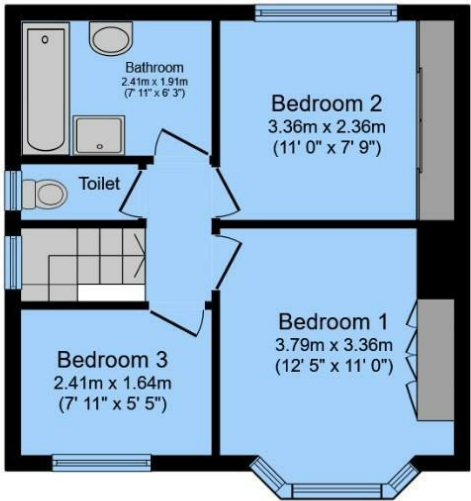








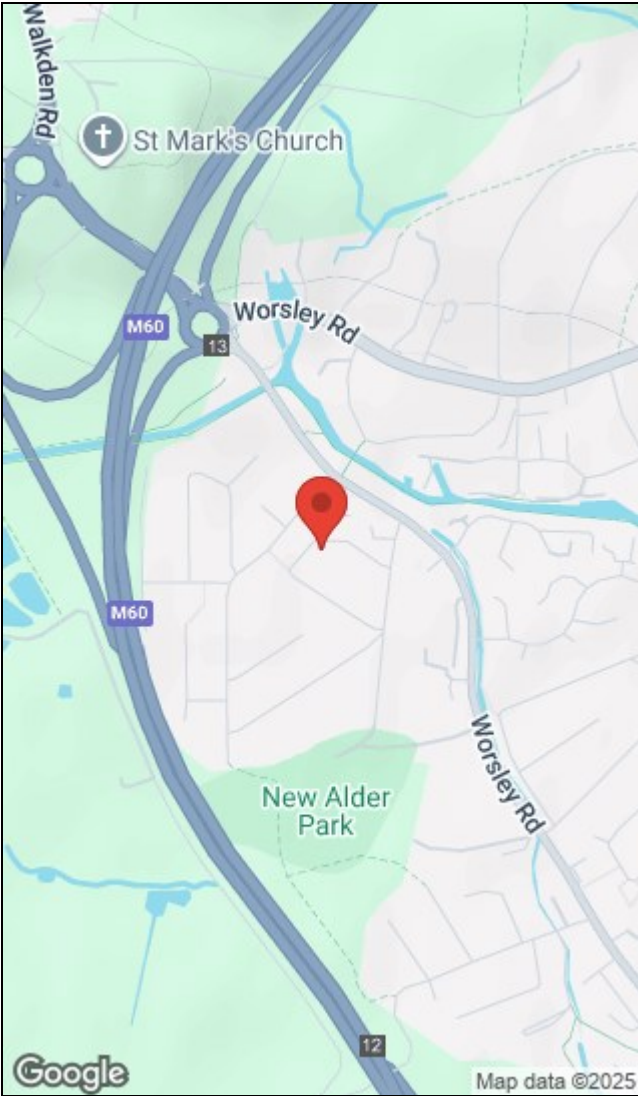
Ground Floor



First Floor

Total floor area 106.0 sq.m. (1,141 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		
		75			
		44			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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.