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# Woodland Grange, Worsley

£395,000



This impressive four-bedroom townhouse, located on the highly sought-after Woodland Grange development. Offering spacious and versatile accommodation over three floors, this stunning home is perfectly suited to families and professionals alike — particularly those commuting to Manchester City Centre, thanks to excellent transport links via the A580 and Vantage bus route.

Upon entry, you're welcomed by a bright and inviting hallway providing access to a well-appointed lounge. To the rear of the home is a modern kitchen/diner featuring integrated appliances and stylish bi-folding doors that open onto a private rear garden — perfect for indoor-outdoor living. A downstairs W.C. and utility cupboard complete the ground floor.

The first floor hosts two generous double bedrooms, one positioned to the front and the other overlooking the rear garden, alongside a beautifully finished four-piece family bathroom. The second floor is home to a further double bedroom and the master suite, complete with a sleek en-suite shower room.

Externally, the property offers off-road parking for two vehicles to the front and a low-maintenance rear garden, enclosed by fencing for added privacy.

Woodland Grange is a modern development that blends contemporary design with a leafy, tranquil environment. Residents can enjoy canal-side walks along the renowned Bridgewater Canal, explore the scenic Worsley Woods, or unwind in the charming Worsley Village, known for its historic architecture and green spaces.

Within a short drive lies the Worsley Park Marriott Hotel & Country Club, offering a luxury spa and 18-hole golf course. Families will appreciate access to a variety of Ofsted 'Outstanding' schools, nearby colleges, and universities, including those within MediaCityUK.

With a wealth of local amenities, outdoor attractions, and superb connectivity, this home truly offers the best of modern suburban living.



## KEY FEATURES

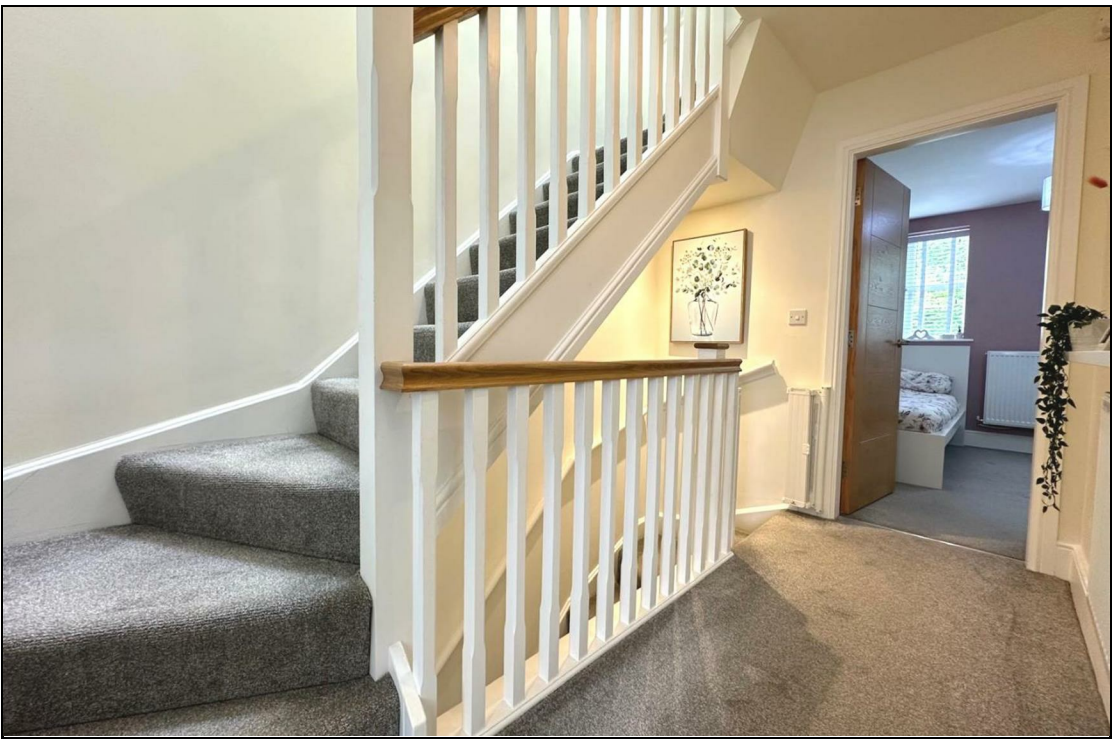
- POPULAR & QUIET RESIDENTIAL SETTING
- EASY ACCESS TO A580 M60 M61 & M62  
MOTORWAY NETWORK
- MASTER BEDROOM EN SUITE
- DOWNSTAIRS WC & FAMILY BATHROOM
- FOUR DOUBLE BEDROOMS
- CLOSE TO BOOTHSTOWN CENTRE WITH  
LOCAL AMENITIES
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN



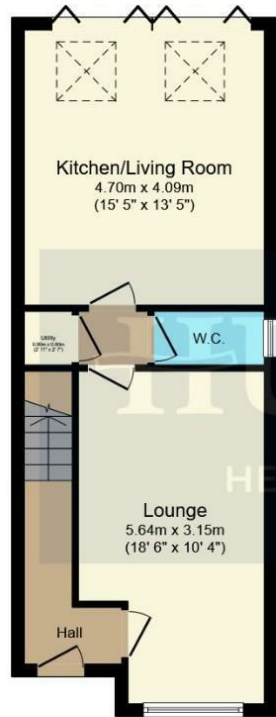




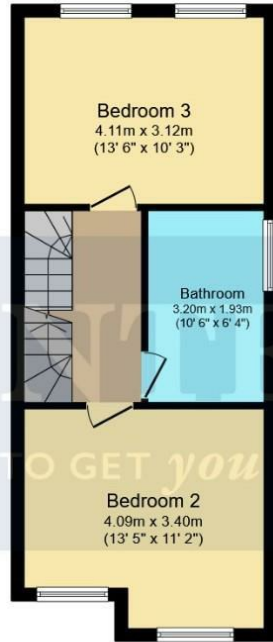




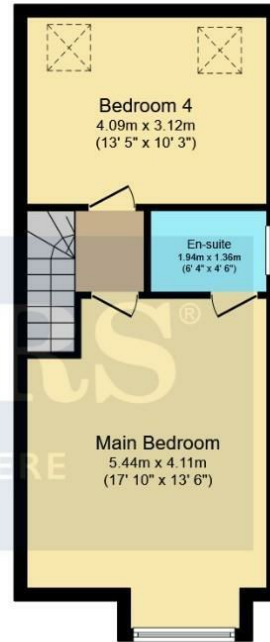




**Ground Floor**  
Floor area 43.7 sq.m. (471 sq.ft.)



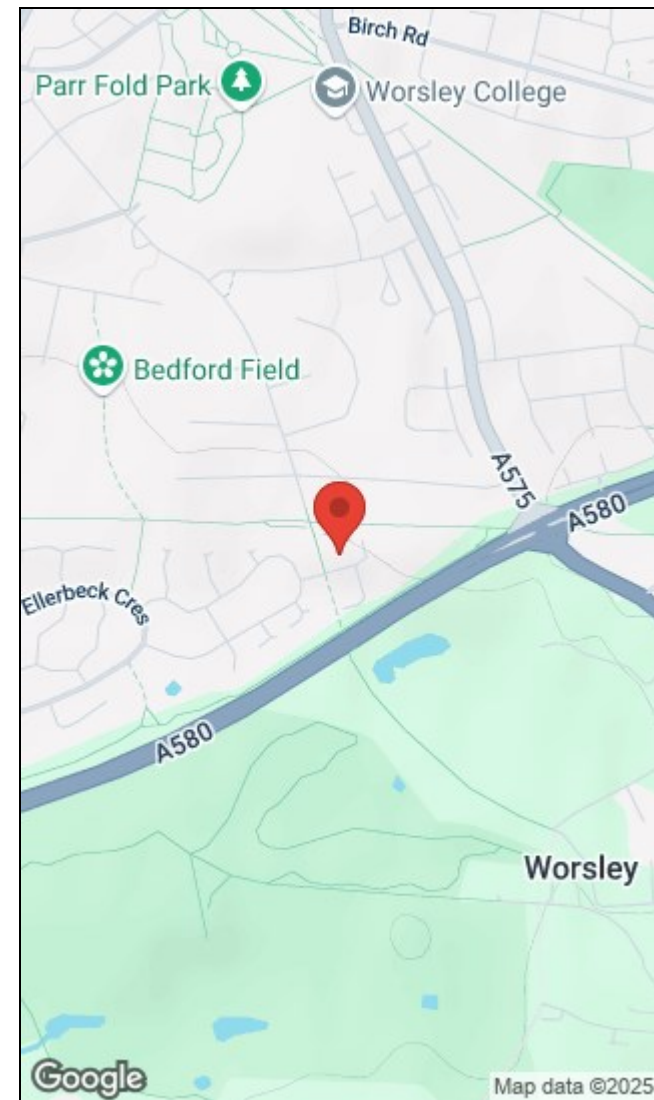
**First Floor**  
Floor area 39.6 sq.m. (426 sq.ft.)



**Second Floor**  
Floor area 39.3 sq.m. (423 sq.ft.)

**Total floor area: 122.6 sq.m. (1,319 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](http://www.Propertybox.io)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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