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Edenfield Lane, Worsley, Manchester, M28 2PP

£375,000



Nestled in a sought-after residential area of Worsley, this three-bedroom family home offers a perfect blend of modern living and everyday convenience. Ideally located within walking distance of local shops, popular bars, and restaurants, the property is also close to a range of highly regarded schools, making it an ideal choice for families.

For commuters, the home is perfectly positioned near excellent transport links, including access to key motorway networks and bus routes, providing easy connections to Manchester City Centre, The Trafford Centre, and beyond.

Internally, the property boasts a bright and welcoming lounge/dining area, perfect for relaxing or entertaining. The modern kitchen is finished to a high standard and comes fully equipped with a built-in oven, induction hob, and integrated appliances, including a fridge, freezer, washing machine, and dishwasher, making it as functional as it is stylish.

Upstairs, you'll find two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom complete with a sleek shower cubicle.

Externally, the property features a generous paved driveway, providing off-road parking, and a private rear garden laid to lawn — ideal for children, pets, or simply enjoying the outdoors.



## KEY FEATURES

- NEWLY DECORATED
- NEW FLOORING
- 3 BED SEMI DETACHED
- WORSLEY LOCATION
- CLOSE TO LOCAL AMENITIES
  - EPC RATING D
- OFF ROAD PARKING
- REAR LAWNED GARDEN
- INTEGRATED APPLIANCES



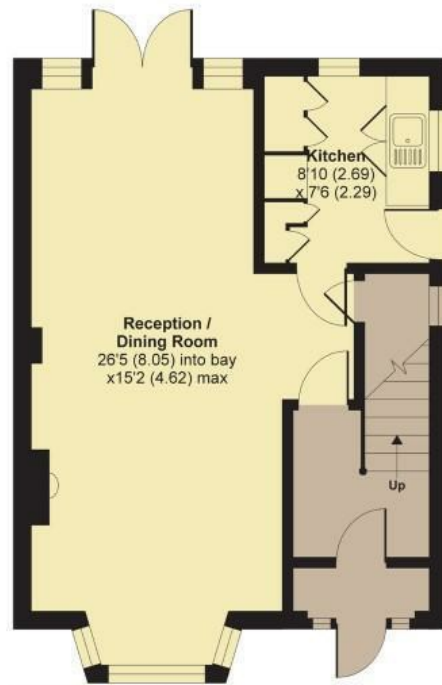




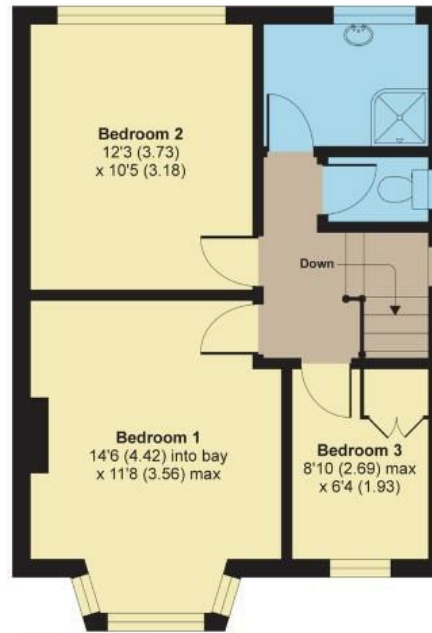




## Edenfield Lane, Worsley, Manchester, M28



GROUND FLOOR  
APPROX FLOOR  
AREA 44.6 SQM  
(481 SQFT)

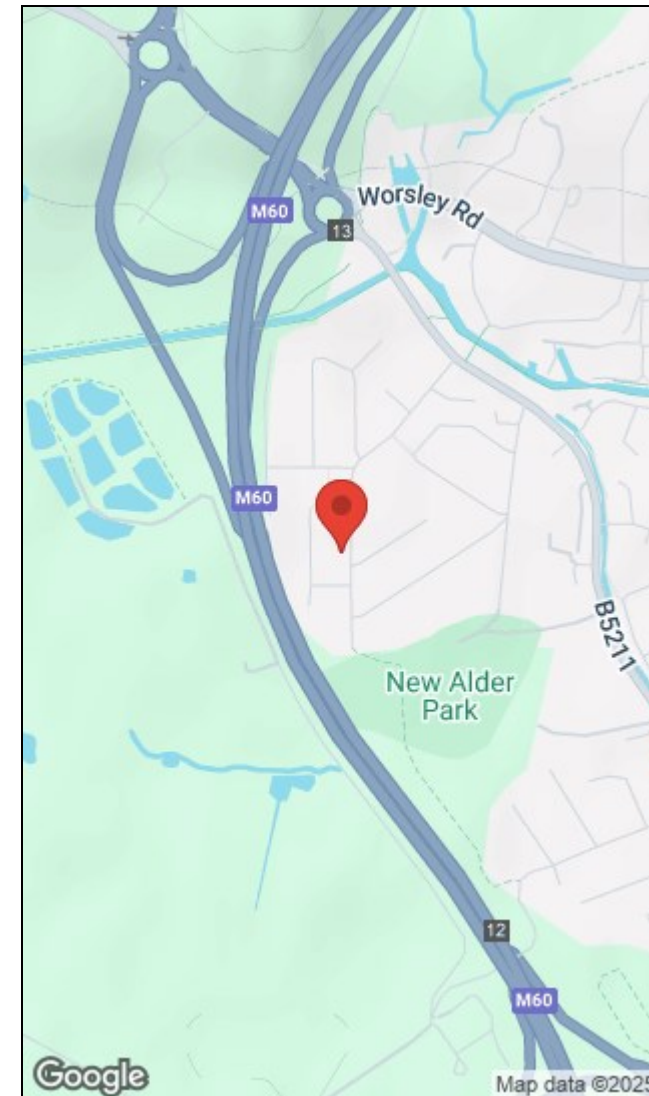


FIRST FLOOR  
APPROX FLOOR  
AREA 44 SQM  
(474 SQFT)

APPROX. GROSS INTERNAL FLOOR AREA 955 SQ FT 88.7 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>84</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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