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Falconwood Chase, Worsley, Manchester

£375,000



Tucked away at the head of a peaceful and attractive cul-de-sac, just moments from the highly acclaimed RHS Garden Bridgewater and the heart of Worsley, this beautifully presented freehold townhouse offers a rare combination of privacy, style, and convenience.

From the outset, the property impresses with its neat frontage and driveway providing off-road parking. Step inside to a welcoming entrance hallway, with stairs rising to the upper floors and direct access to a bright, contemporary open-plan kitchen and dining area. Bathed in natural light, this inviting space features French doors that open out to a beautifully landscaped south-facing garden, the perfect setting for relaxing or entertaining. A handy guest WC completes the ground floor.

The first floor comprises a generous lounge with French doors and a Juliette balcony, creating a light and airy ambiance. This level also offers a versatile single bedroom, ideal as a home office or guest room.

On the second floor, you'll find three further bedrooms, including a stylish master suite with a newly fitted en-suite shower room. A sleek and modern family bathroom serves the remaining bedrooms.

The rear garden is a true highlight — south-facing, low maintenance, and thoughtfully designed with composite decking and artificial lawn, it offers the perfect outdoor retreat for dining alfresco or enjoying family time.

The location is exceptional, just off Leigh Road with immediate access to scenic walking routes, local cafés, amenities, and highly regarded schools. With the M60 motorway network just minutes away, this property is ideally positioned for commuters and those seeking village charm with city convenience.



KEY FEATURES

- FOUR BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
 - OFF ROAD PARKING
 - CUL DE SAC LOCATION
- NEWLY REFURBISHED BATHROOMS
 - SET OVER THREE FLOORS
 - SOUTH FACING GARDEN
 - DOWNSTAIRS W/C

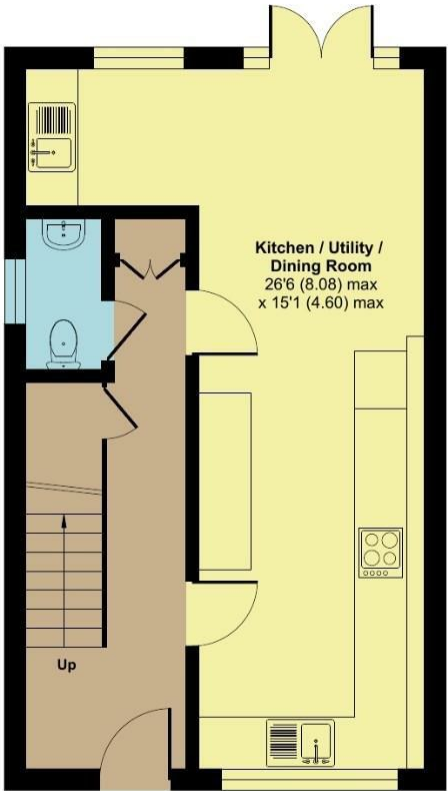




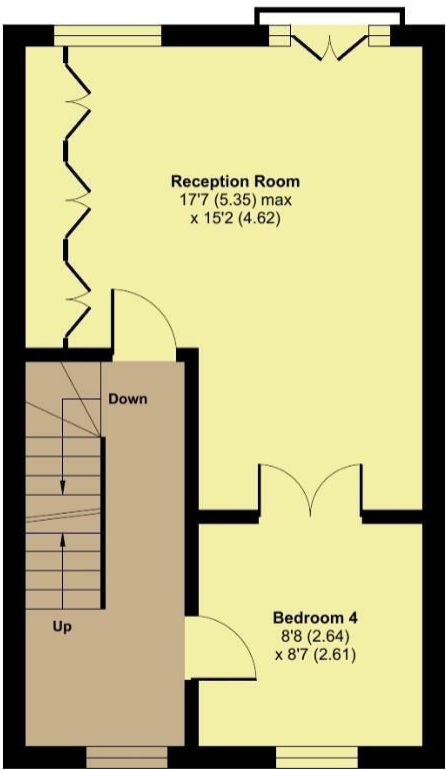


Falconwood Chase, Worsley, Manchester, M28

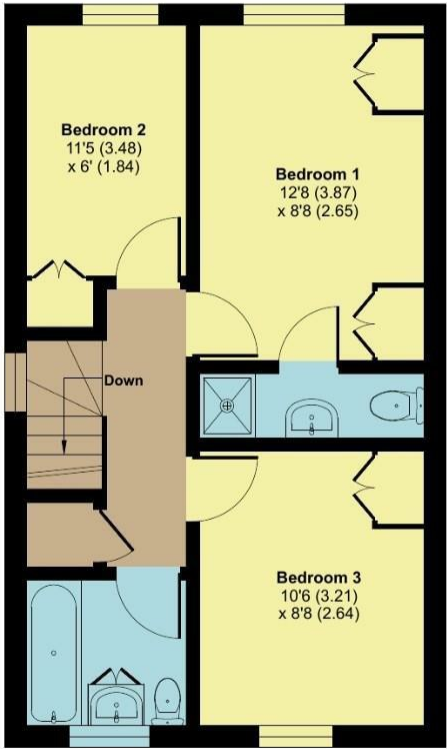
Approximate Area = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 37.1 SQ M
(400 SQ FT)



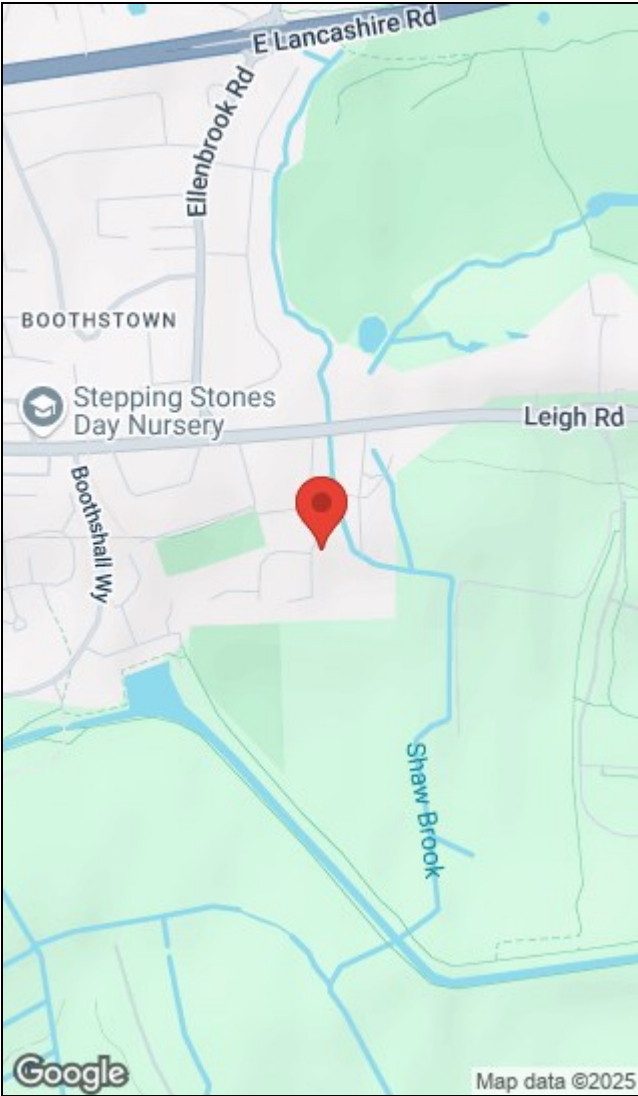
FIRST FLOOR
APPROX FLOOR
AREA 37.1 SQ M
(400 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 37.1 SQ M
(400 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1286182



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		
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



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