



HUNTERS  
FOR SALE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 2 1 B

# Barton Road, Worsley, Manchester

£450,000



Perfectly positioned to enjoy the picturesque surroundings of Worsley, this cottage offers a lifestyle of ease and elegance, with scenic canal-side walks on your doorstep and an array of independent restaurants, cosy cafés, and traditional pubs just a short stroll away. The property also benefits from excellent transport links, providing easy access to Manchester City Centre, MediaCityUK, The Trafford Centre, and the local motorway network. The renowned Marriott Golf & Country Club is also nearby, ideal for leisure and relaxation.

Internally, the home has been tastefully decorated to a high standard throughout, offering a versatile and spacious layout. The ground floor comprises two generously sized bedrooms, perfect for guests, children, or a home office, as well as a contemporary family bathroom with high-quality fittings and a stylish finish.

On the first floor, you'll find a spacious and elegant living room that offers an abundance of natural light, making it the perfect space for relaxing or entertaining. The adjoining modern kitchen is well-appointed with sleek cabinetry, integrated appliances, and ample workspace for cooking and dining.

Occupying the entire second floor, the impressive master suite is a true retreat, featuring a beautifully finished en suite bathroom and a dressing room, adding both luxury and practicality.

Externally, the property boasts off-road parking space to the front, and a low-maintenance garden space to the side of the property, ideal for enjoying warm evenings or morning coffee in peace.

This is a rare opportunity to secure a characterful yet contemporary home in one of Greater Manchester's most desirable and historic locations. Early viewing is highly recommended to appreciate all that this charming cottage has to offer.

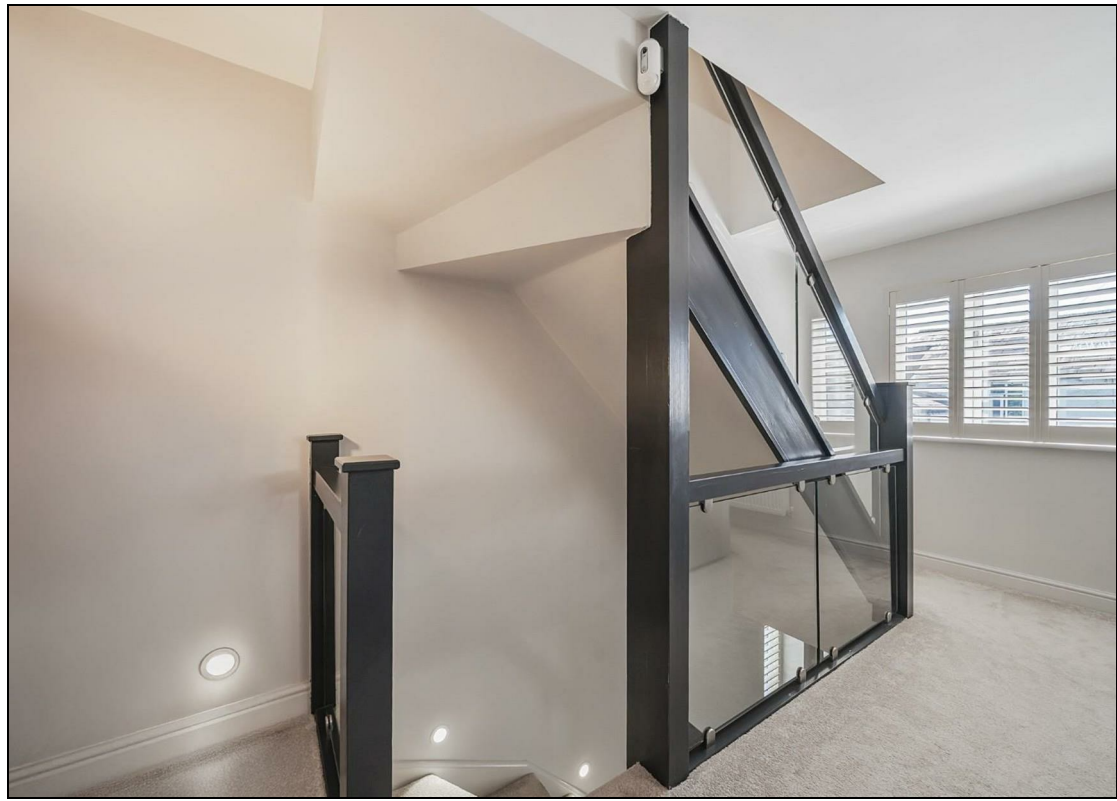


## KEY FEATURES

- SET OVER THREE FLOORS
- OFF ROAD PARKING
- HIGH SPECIFICATION THROUGHOUT
- WORSLEY VILLAGE LOCATION
  - FREEHOLD
  - LARGE KITCHEN
  - EN-SUITE
- MUST BE SEEN TO FULLY APPRECIATE
  - NO CHAIN



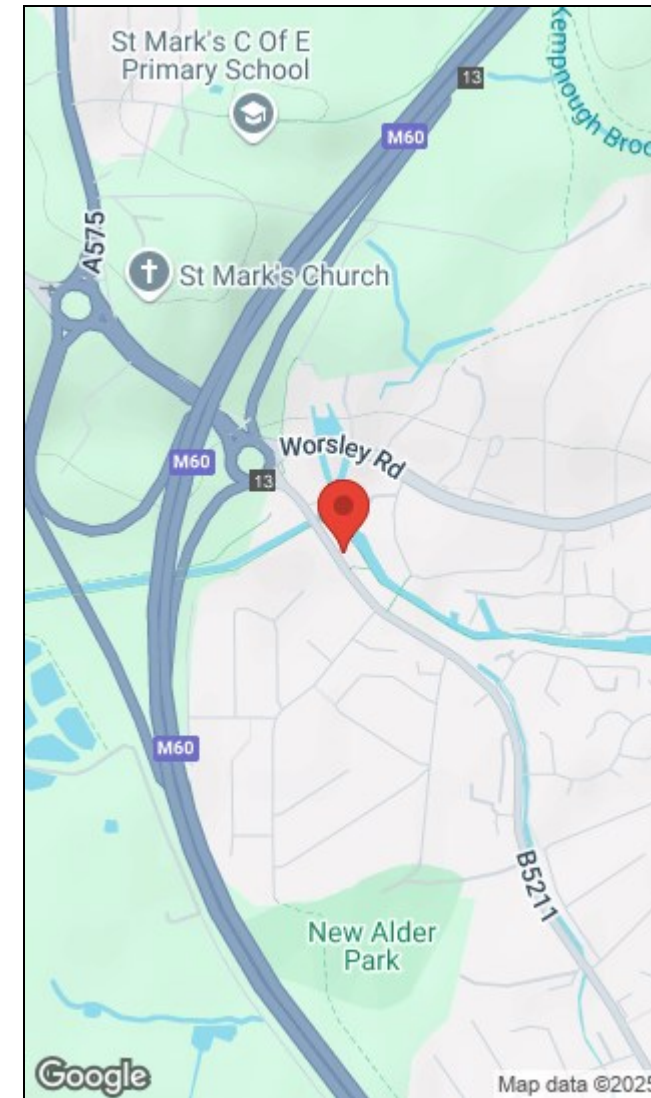




# Barton Road, Worsley, Manchester, M28

Approximate Area = 1352 sq ft / 125.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hunters Property Group. REF: 1291135

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>		(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>		(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	
	83		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

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.