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HERE TO GET *you* THERE



Lumber Lane, Worsley

£475,000



Immaculately presented, this charming semi-detached family home is situated in the highly sought-after location of Worsley, offering both convenience and a peaceful setting. Close to Roe Green Village, Worsley Woods and Loopline, as well as a range of popular local amenities, the property benefits from excellent transport links, providing easy access to Manchester City Centre. This makes it an ideal choice for professionals and growing families alike.

The accommodation has been thoughtfully arranged over two floors to provide versatile living space. On entering, you are welcomed into a spacious entrance porch leading into a central hallway, which provides access to all ground floor rooms. The property features a bright and airy open-plan lounge and sitting room, creating a comfortable space for family living or entertaining guests. The fitted extended kitchen is both practical and stylish, offering ample storage and worktop space, and seamlessly connects to the integral garage, providing additional utility and convenience.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation and plenty of natural light. Completing the first-floor accommodation is a newly fitted, modern three-piece bathroom, adding a fresh and contemporary feel while enhancing the property's overall appeal.

Externally, the property benefits from beautifully maintained gardens to both the front and rear, providing pleasant outdoor space for relaxation or recreation. A block-paved driveway offers ample off-road parking, further adding to the property's desirability.

This property represents a rare opportunity to acquire a ready-to-move-in home in a highly desirable location, combining modern comforts with practical family living. Early viewing is strongly recommended to fully appreciate the quality, presentation, and newly fitted bathroom on offer.

KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - MOVE IN READY
 - INTERNAL GARAGE
- GOOD SIZED KITCHEN DINING ROOM
 - OFF ROAD PARKING
 - PRIVATE REAR GARDEN
- NEWLY FITTED BATHROOM

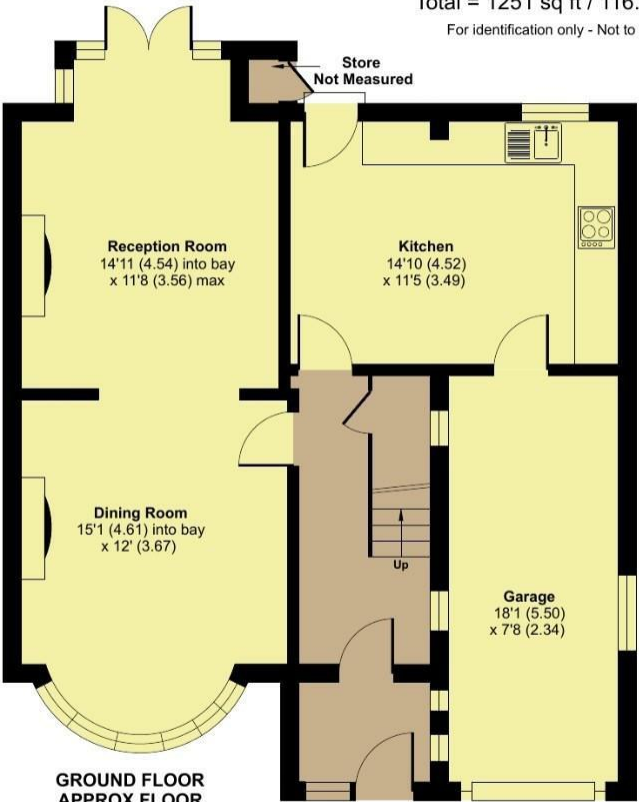




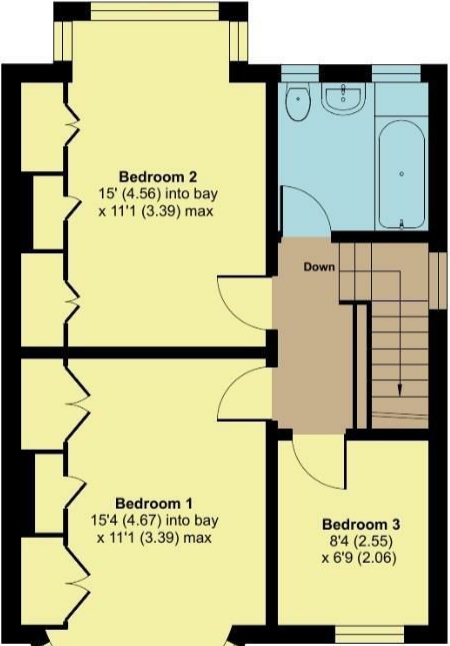


Lumber Lane, Worsley, Manchester, M28

Approximate Area = 1110 sq ft / 103.1 sq m(excludes store)
Garage = 141 sq ft / 13 sq m
Total = 1251 sq ft / 116.1 sq m
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 57.3 SQ M
(617 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 45.8 SQ M
(493 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1361909



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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