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Orchard Avenue, Worsley, Manchester

Offers Over £460,000



Set within the highly desirable Boothstown conservation area, this charming three-bedroom semi-detached home perfectly combines period character with family-friendly living. Ideal for those looking to upsize, the property offers spacious accommodation and a sought-after location close to excellent local amenities.

Upon entering, you're greeted by a welcoming hallway leading to a bay-fronted lounge filled with natural light, the perfect space for relaxing or entertaining. To the rear, a well-proportioned kitchen dining area and ground floor WC provide practicality for modern family life. A lovely conservatory extension opens onto the rear garden, creating a bright and versatile living area.

Upstairs, there are three bedrooms, two generous doubles to the front and rear, with the master bedroom benefiting from fitted wardrobes, plus a good-sized single bedroom, also with fitted storage. A contemporary family bathroom completes the first floor.

Externally, the home enjoys well-maintained, low-maintenance gardens to both the front and rear, alongside a large driveway offering ample off-road parking.

Boothstown remains one of the area's most desirable locations, renowned for its excellent schools, scenic walks along the Bridgewater Canal, and proximity to RHS Garden Bridgewater. The village also offers a great choice of independent bars, cafés, and eateries near the Standfield Centre.

The property retains many of its original features, including beautiful herringbone flooring, adding a touch of timeless character to this wonderful family home.

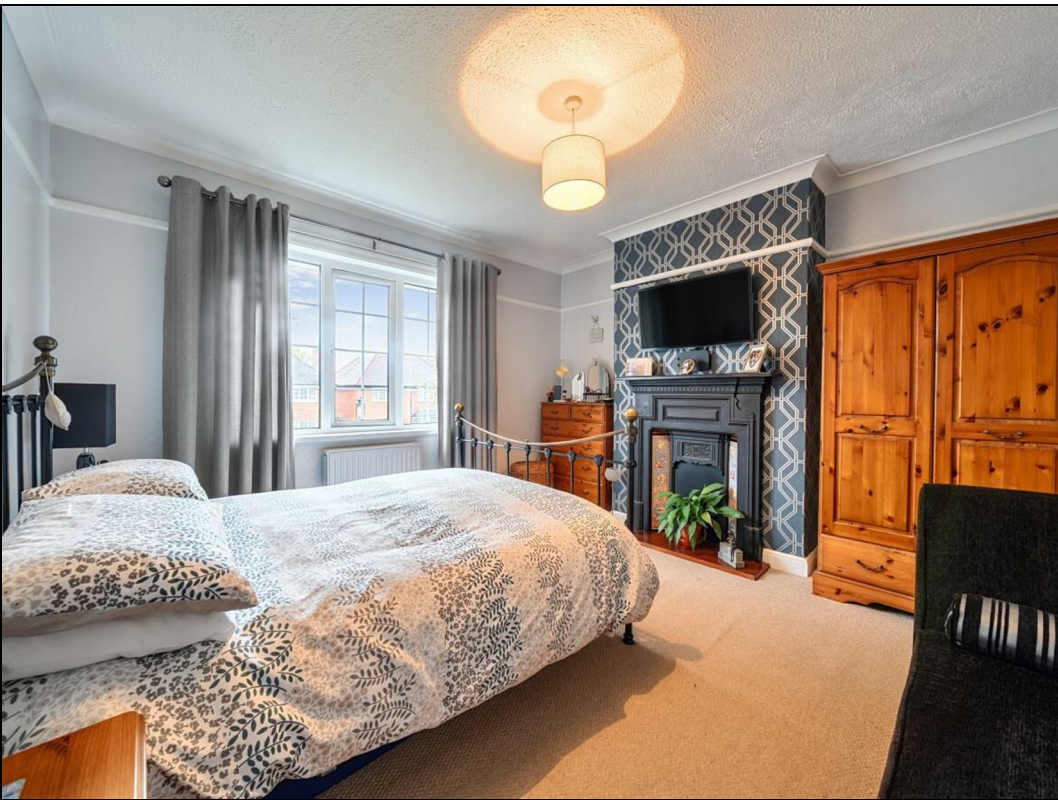


KEY FEATURES

- COUNCIL TAX BAND A
- STUNNING ORIGINAL FEATURES
 - CONSERVATORY
 - TREE LINED ROAD
 - CUL-DE-SAC
- OFF ROAD PARKING
- OPEN PLAN KITCHEN/DINING AREA
 - DOWNSTAIRS W/C
- LOW MAINTENANCE REAR GARDEN
- SOUGHT AFTER ROAD



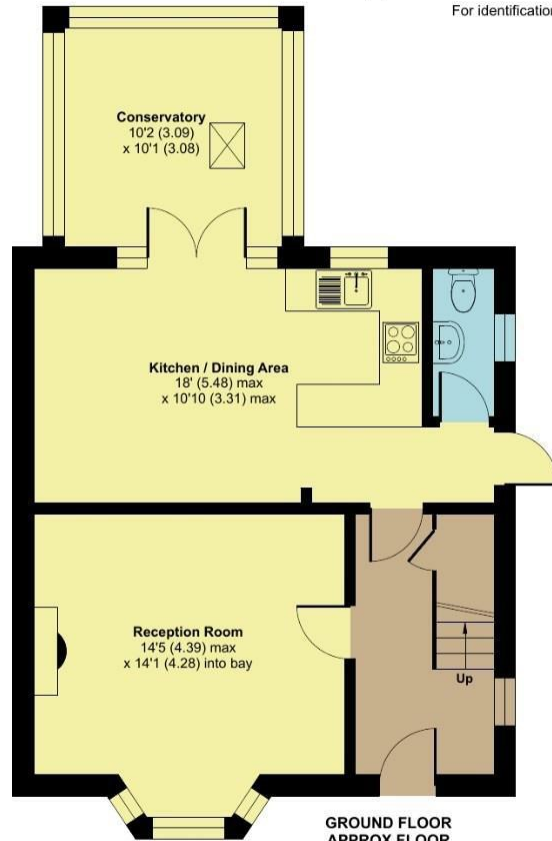




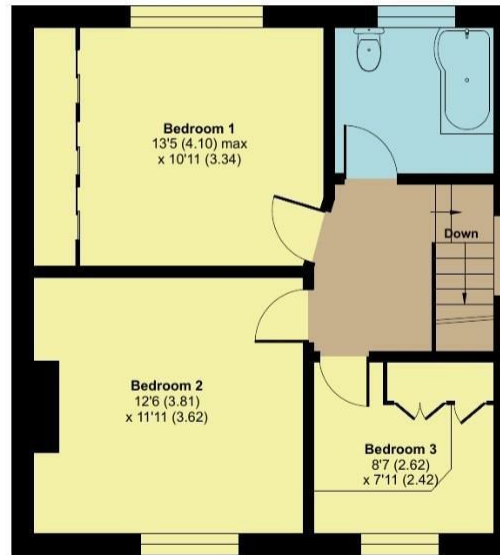
Orchard Avenue, Worsley, Manchester, M28

Approximate Area = 1122 sq ft / 104.2 sq m

For identification only - Not to scale



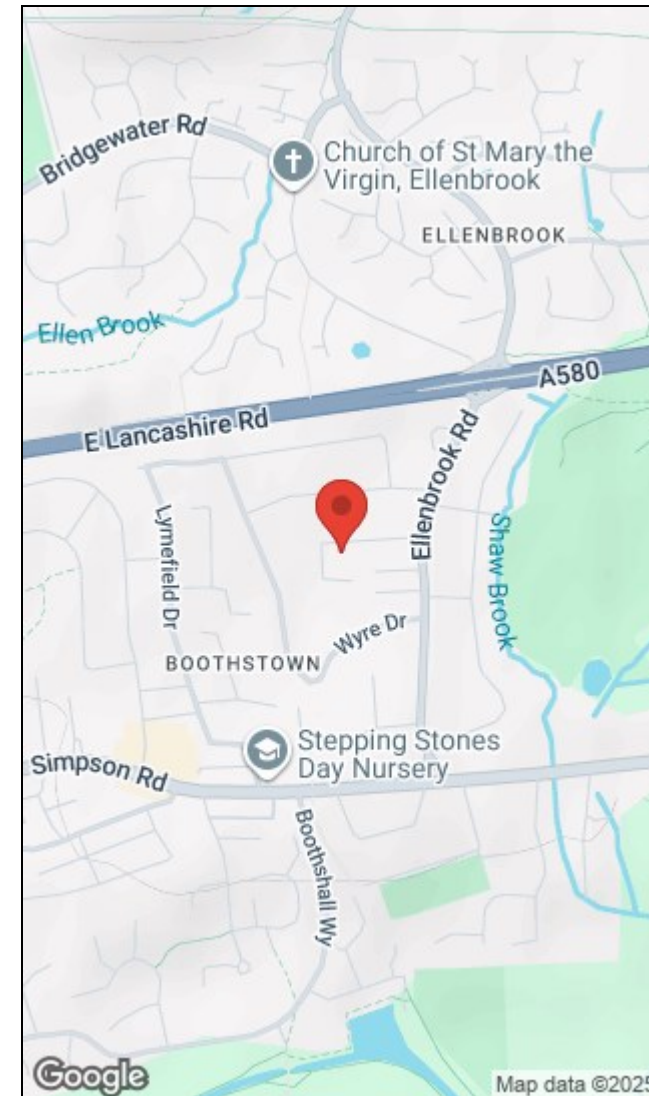
**GROUND FLOOR
APPROX FLOOR
AREA 57.7 SQ M
(622 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 46.4 SQ M
(500 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 68 80 Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions 68 80 Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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