



HUNTERS[®]

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Beatrice Road, Worsley, Manchester | Offers Over £1,000,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

****EXECUTIVE DETACHED HOME! CORNER PLOT! GRAND ENTRANCE HALL! MUST VIEW PROPERTY****

Hunters Worsley are ecstatic to bring to the market this unique self built abode situated on the highly desirable Beatrice Road!

This truly is an executive family home with all bedrooms having their own en-suites! Internally, there is a grand entrance hallway with floor to ceiling windows to the front aspect & downstairs W.C.

To the side aspect is a modern open plan family entertaining room with lounge/dining/kitchen area with bi-folding doors leading to the garden. There is also a separate utility room. There are two further reception rooms one which is currently used as a bar, the other is a office/dining room.

To the first floor, there are a total of four bedrooms, all having their own en-suite shower/bathrooms & the master boasting a walk in wardrobe.

Externally, there are low maintenance gardens surrounding the property with decked & paved sitting areas enclosed by fencing, there is also off road driveway parking.

Location wise, popular schools include Bridgewater & Worsley Village is a short walk away where you will find local amenities. Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford is a perfect place to settle and find your forever home. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. For indoor activities, the Trafford Centre is 5 minutes down the M60 with loads of shops, restaurants and activities to satisfy a day out. Frequent public transport also makes Manchester and all its museums, art galleries, shops, bars, and restaurants easy to get to.

Entrance Hall & Porch
Grand entrance hall with floor to ceiling windows, cast iron style radiators, tiled flooring & access to all ground floor accommodation.

Lounge/Kitchen
31'11 x 23'10
To the side aspect, modern family room/kitchen with bi-folding doors leading to the garden, fully fitted kitchen with integrated appliances & a separate utility room.

Utility Room
13'3 x 6'8
Separate utility with side door & fitted units with spaces for appliances.

Bar
14'4 x 14'4
To the front aspect, reception room currently used as a bar with dual aspect windows & parquet style flooring.

Dining Room/Office
20'2 x 15'10
To the rear aspect, a further reception room with dual aspect windows, storage, currently used as a dining room/office.

Downstairs W.C
To the rear aspect, downstairs W.C & wash basin. Window to the rear.

Bedroom One & En-Suite
14'4 x 12'0
Master bedroom to the front aspect with three piece en-suite shower room & walk in wardrobe.

Bedroom Two & En-Suite
18'8 x 14'5
Double bedroom to the front aspect with four piece en-suite bathroom & fitted wardrobes.

Bedroom Three & En-Suite
24'5 x 8'10
Double bedroom to the rear aspect with three piece en-suite bathroom & fitted wardrobes.

Bedroom Four & En-Suite
20'11 x 12'7
Double bedroom to the side aspect with three piece en-suite shower room & fitted wardrobes.

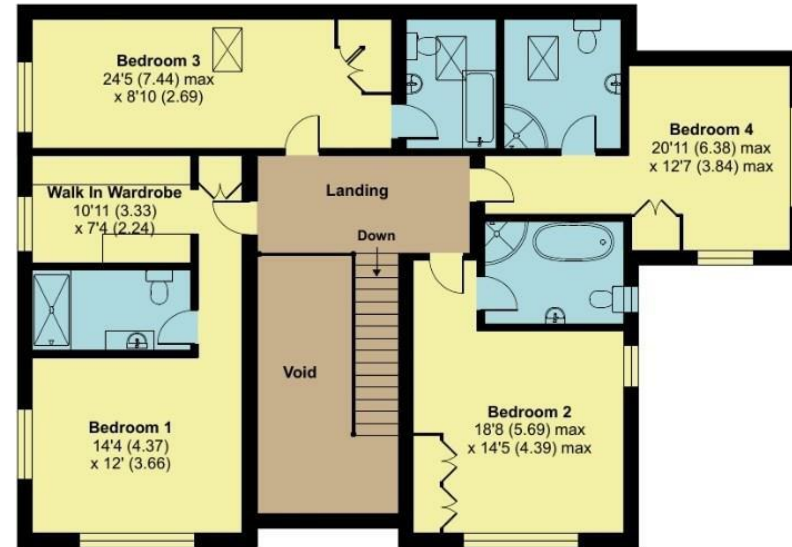
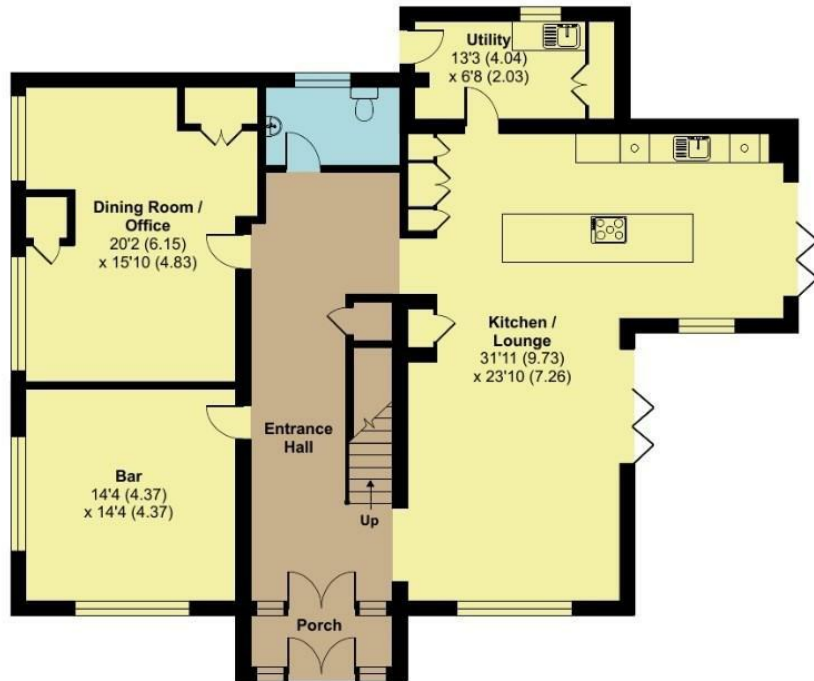
External Areas
Externally, there are low maintenance gardens surrounding the property with decked & paved

sitting areas enclosed by fencing, there is also off road driveway parking.

Beatrice Road, Worsley, Manchester, M28

Approximate Area = 3082 sq ft / 286.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 1002322

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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