

Millbrooke  
ESTATE AGENTS

39 Godmond Hall Drive, Worsley  
£700,000



# 39 Godmond Hall Drive

Worsley, Manchester

Millbrooke Estate Agents are thrilled to bring to the market this executive detached property situated on a prime corner plot of Godmond Hall Drive, Boothstown. Boasting an impressive 1927 sq.ft and offered for sale complete with the freehold. The property has been meticulously designed and styled with incredible attention to detail. Key features of the property include three reception rooms, four double bedrooms, three bathrooms, air-conditioning and a substantial 0.12 acre corner plot.

Council Tax band: G

Tenure: Freehold

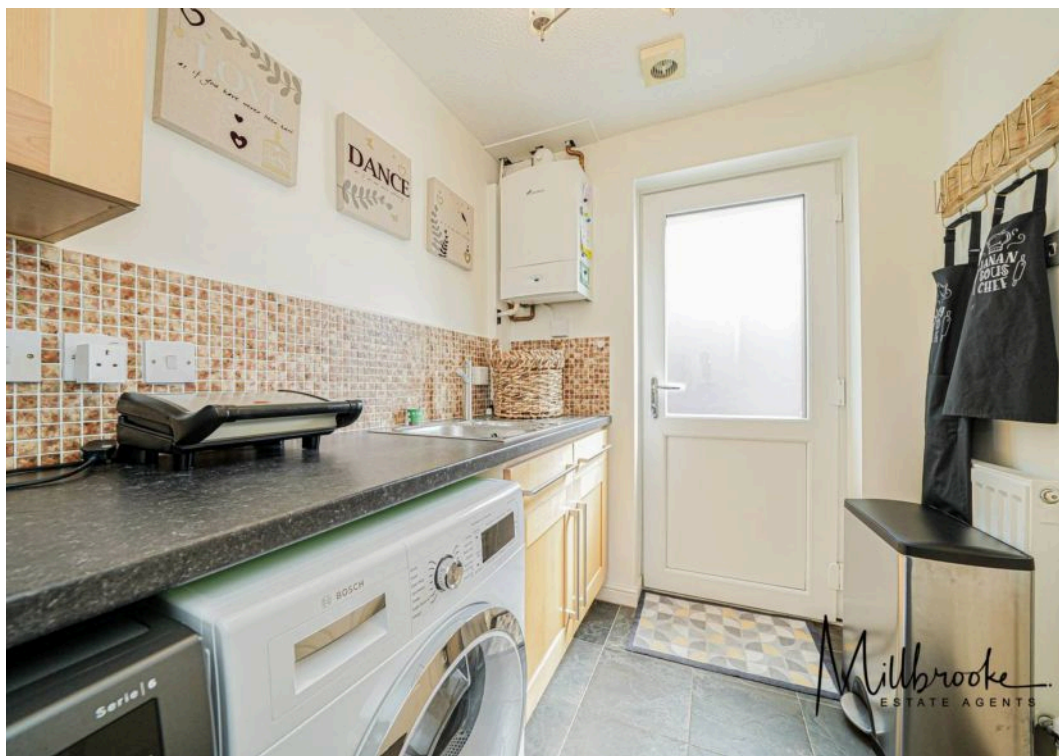
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

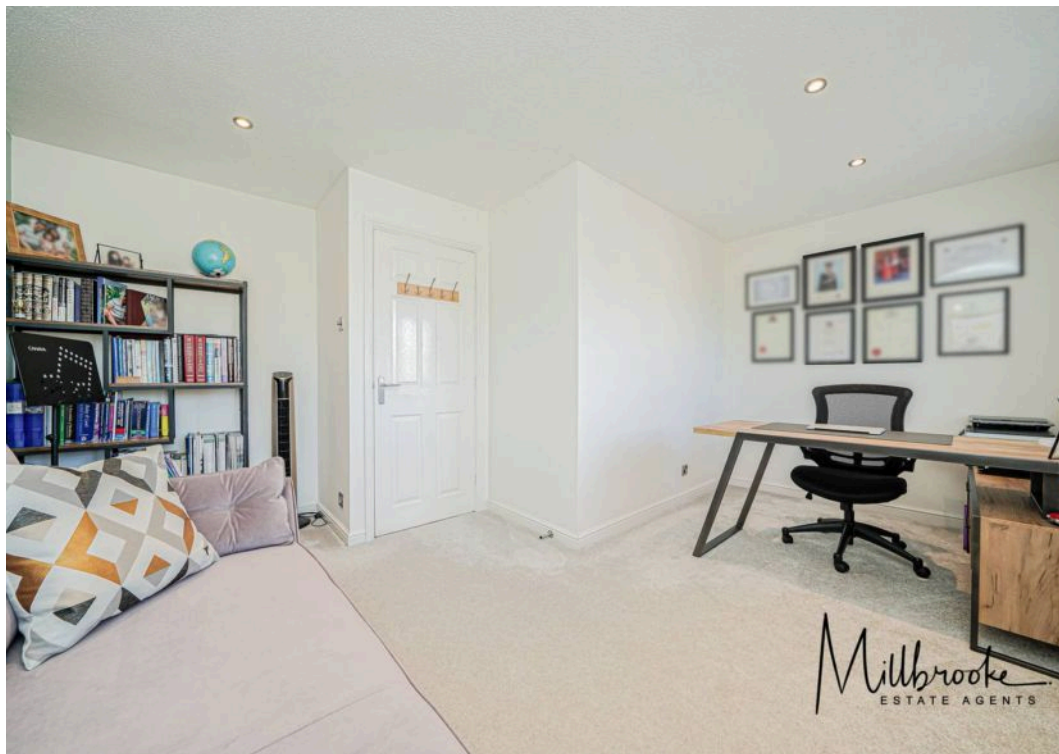
- Tenure: Freehold
- Four air-conditioning units fitted
- High specification property
- Immaculately presented throughout
- Double electric garage and EV charging
- Spacious prime corner plot
- Four double bedrooms and three bathrooms
- Large beautifully landscaped south-facing garden
- Internal viewing is a must to appreciate
- Many local amenities and transport links



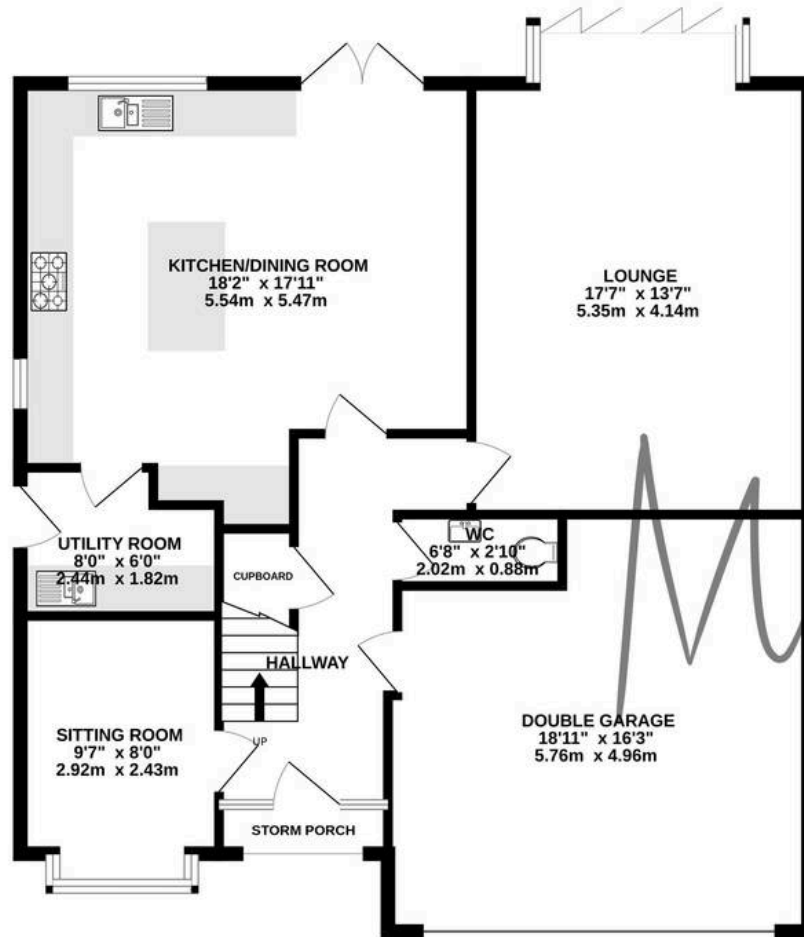




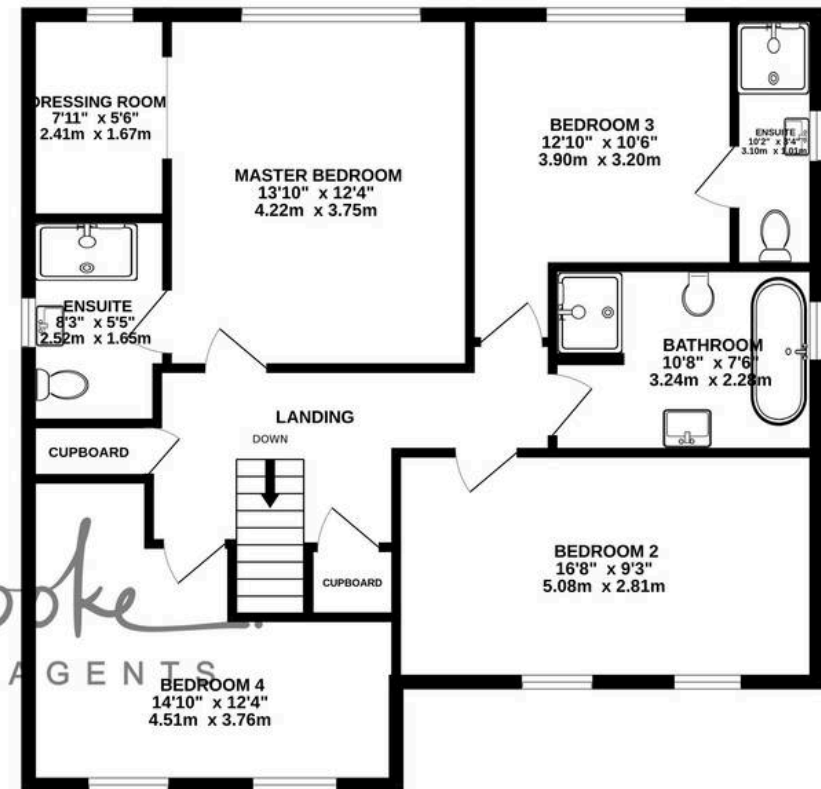




GROUND FLOOR  
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025





## Millbrooke Estate Agents

271 Mosley Common Road, Worsley, Manchester - M28 1BZ

0161 790 5154 • [hello@millbrooke.co](mailto:hello@millbrooke.co) • [millbrooke.co](http://millbrooke.co)

