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Lambton Road, Worsley

Offers Over £575,000



This exceptional double-fronted semi-detached home has been substantially extended to create a truly impressive family property, perfectly blending generous living spaces with a practical layout. Situated on one of Worsley's most popular and well-regarded roads, it enjoys a highly desirable location close to excellent schools, local shops, and superb transport links, making it an ideal choice for families seeking both comfort and convenience.

Upon entering, you are welcomed into a bright and inviting hallway that immediately sets the tone for the space within. The ground floor offers two separate and beautifully proportioned reception rooms – one perfect for use as a formal lounge, the other lending itself to a cosy family room or playroom, depending on your needs.

To the rear of the home lies the heart of the property: a stunning, extended open-plan kitchen and family room. Thoughtfully designed with both style and functionality in mind, this space features modern fitted units, integrated appliances, and ample room for a large dining table and additional seating area, creating a wonderful environment for entertaining guests or enjoying everyday family life. A useful utility room keeps household chores neatly tucked away, while a convenient downstairs WC completes the ground floor.

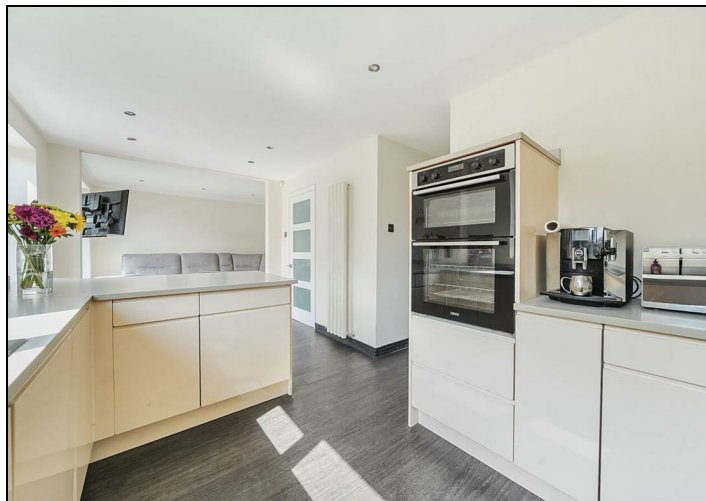
Upstairs, the generous proportions continue. The principal bedroom benefits from a newly fitted en-suite shower room, while two further well-sized bedrooms offer excellent flexibility for children's rooms, a guest room, or even a home office. The stylish family bathroom has been finished to a high standard, featuring contemporary fixtures and fittings.

Externally, the property provides a driveway to the front, ensuring off-road parking, and to the rear you will find a substantial garden. This private outdoor space combines a neat lawn and a raised decking area.

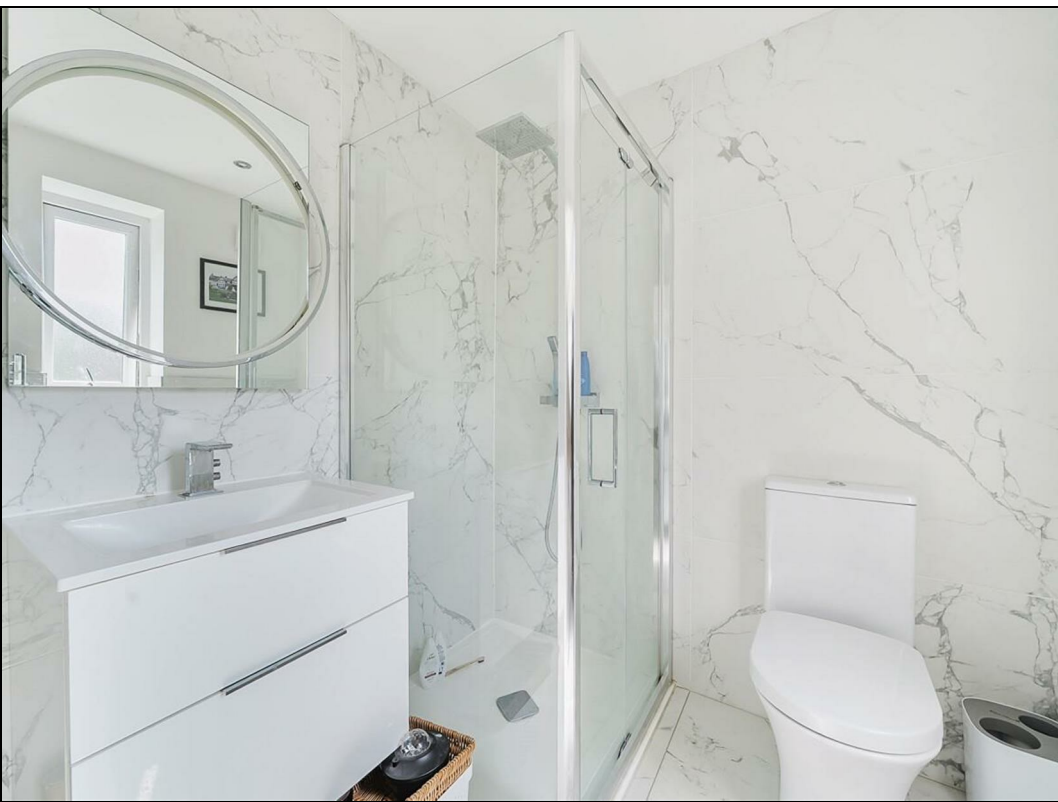


KEY FEATURES

- HIGHLY SORT AFTER LOCATION
 - EXTENDED
- PRIVATE SOUTH FACING GARDEN
 - FOUR BEDROOMS
- NEWLY FITTED BATHROOM
 - EN-SUITE
- OFF ROAD PARKING
 - UTILITY ROOM
- THREE RECEPTION ROOMS
 - MOVE IN READY

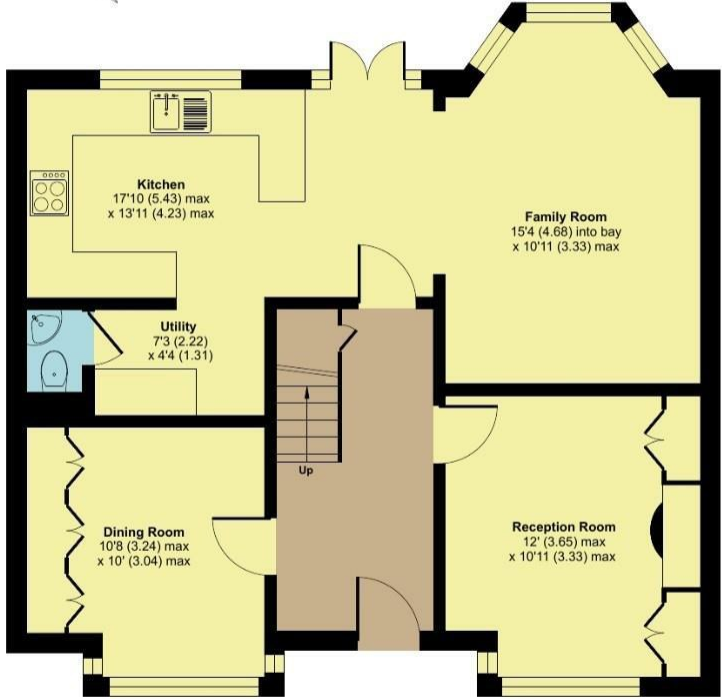




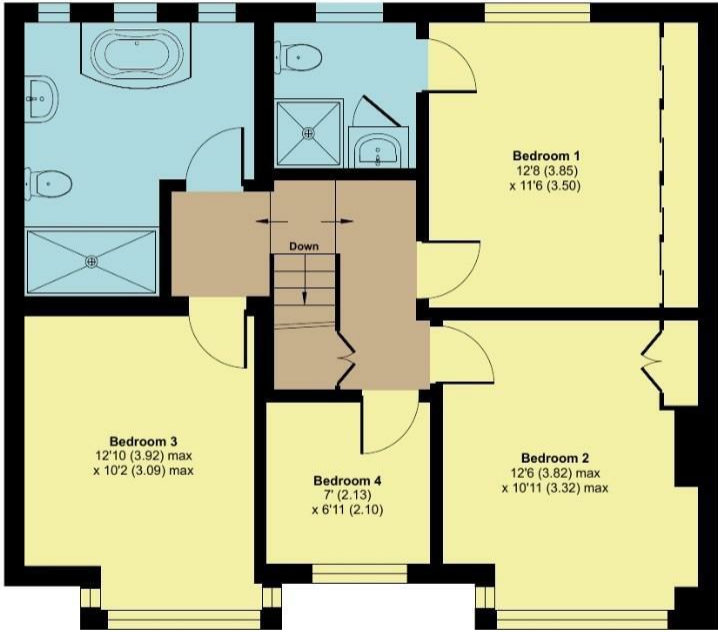


Lambton Road, Worsley, Manchester, M28

Approximate Area = 1398 sq ft / 129.8 sq m
For identification only - Not to scale



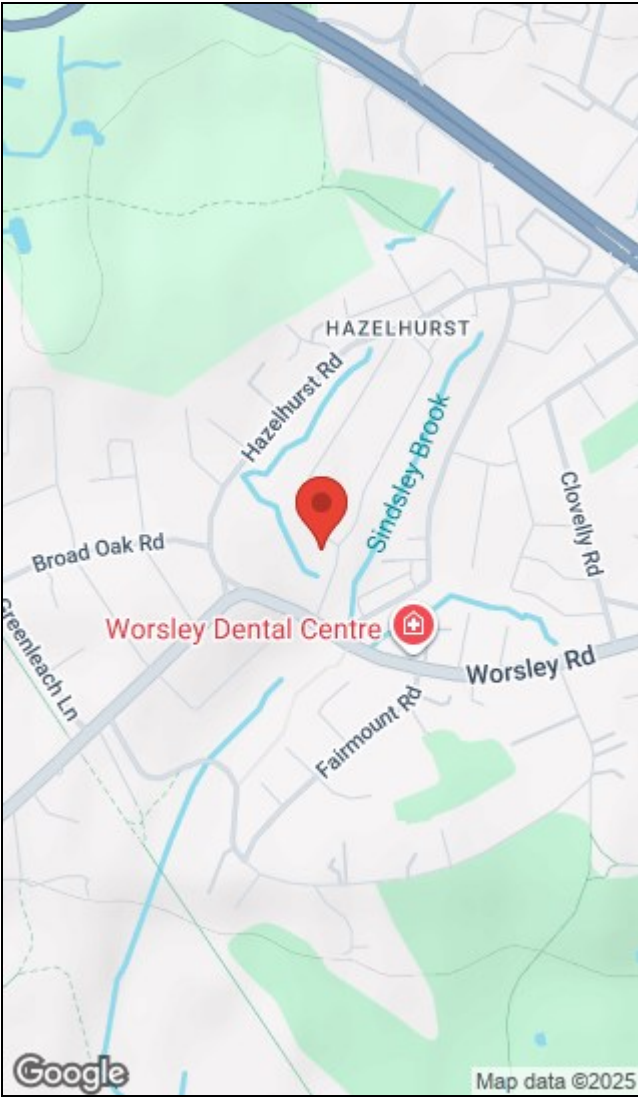
GROUND FLOOR
APPROX FLOOR
AREA 65.7 SQ M
(708 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 64.1 SQ M
(690 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: 1336297



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	

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