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HERE TO GET *you* THERE

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# Sefton Drive, Worsley, Manchester

£895,000

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HERE TO GET *you* THERE

Positioned in the heart of Worsley, this impressive three-storey detached home offers over 2,150 sq. ft. of versatile and well-planned living space, making it ideal for families seeking both room to grow and a prime location. The property combines contemporary design with excellent functionality, perfectly suited to modern lifestyles.

On the lower ground floor, the home benefits from a substantial garage providing ample parking and storage space. There is also a convenient shower room, a laundry room, and a generous reception room which could easily be used as a home office, gym, playroom or fifth bedroom — a flexible space adaptable to individual needs.

The ground floor hosts the main living area, beginning with a welcoming entrance hall that leads into a kitchen with extensive worktops and storage. Adjacent to the kitchen is a bright and airy dining area, seamlessly flowing into the spacious living room, which is perfect for entertaining or relaxing with family.

Upstairs on the first floor, you'll find four well-proportioned bedrooms. The primary bedroom is a peaceful retreat, complete with its own en-suite shower room, while the second bedroom also enjoys an en-suite bathroom. The remaining two bedrooms are served by a family bathroom, ideal for a growing household.

This home is ideally situated in one of Worsley's most desirable neighbourhoods. Worsley's charm lies in its rare balance of convenience and character. Just a short drive from Manchester City Centre and Salford Quays, it also enjoys a picturesque setting. The historic village is centred around the much-photographed Worsley Green, framed by beautiful timber-framed cottages and the 18th-century Bridgewater Canal, which remains a popular route for narrowboats and walkers. Worsley Woods provides a haven for families and nature lovers alike, while the centre of the village offers a library, shops, salons, cafes, bars and renowned restaurants.



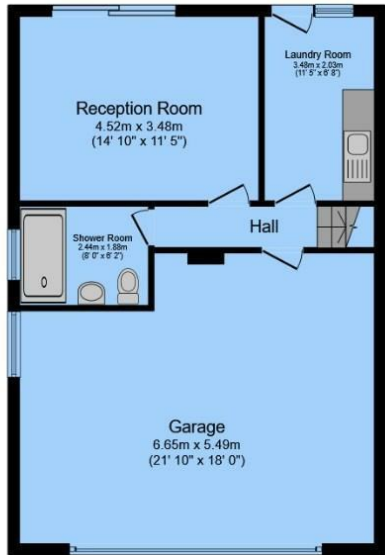
## KEY FEATURES

- EXCEPTIONAL FAMILY HOME
  - FOUR BATHROOMS
  - INTERNAL DOUBLE GARAGE
  - FOUR DOUBLE BEDROOMS
    - CONSERVATORY
- HIGHLY SOUGHT AFTER LOCATION
  - IN NEED OF MODERNISATION
  - PRIVATE REAR GARDEN





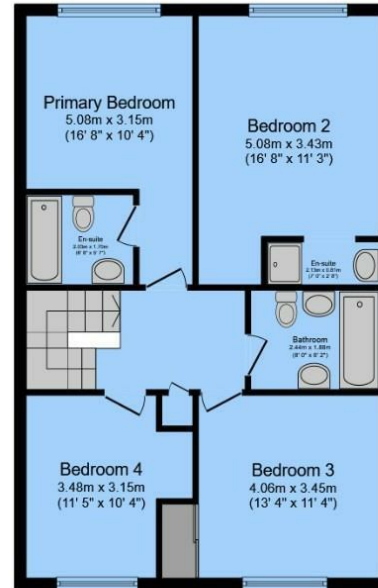




**Lower Ground Floor**



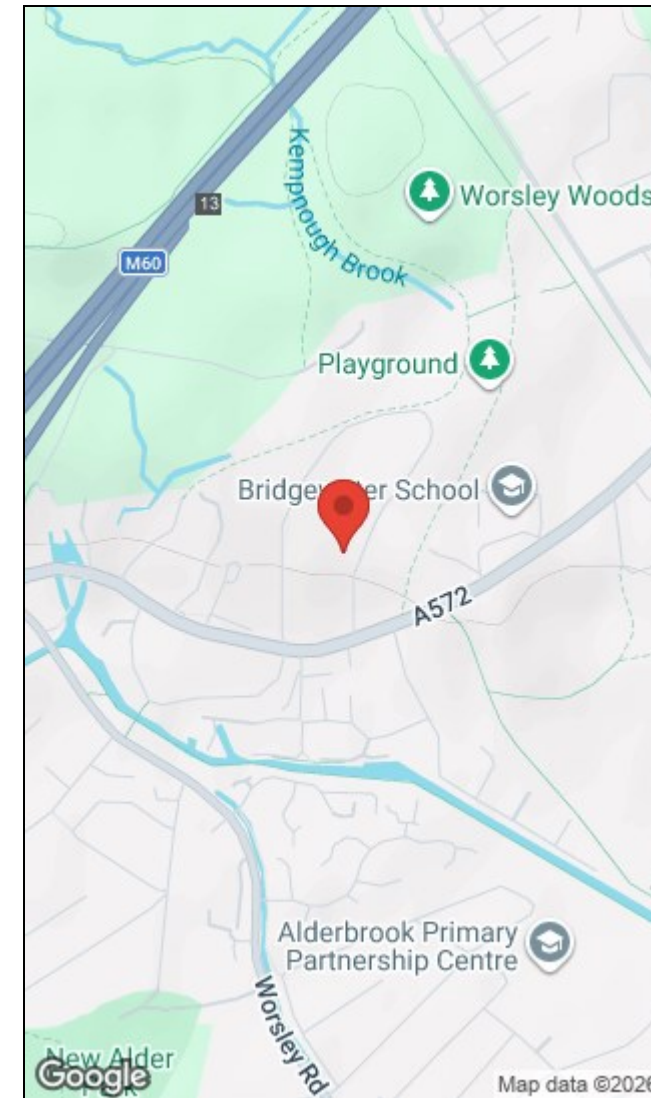
**Ground Floor**



**First Floor**

Total floor area 200.6 sq.m. (2,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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