



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 4  2  3  D

# Woodshaw Grove, Worsley, Manchester

£550,000

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**\*\*\*NO CHAIN\*\*\*** This beautifully presented and fully modernised four-bedroom family home offers spacious and versatile accommodation finished to a high standard throughout.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the main living areas. To the front of the property is a spacious lounge, enhanced by a bay window allowing plenty of natural light to flow through the room. Also to the front is a versatile study/playroom, ideal for those working from home or for growing families, along with a convenient downstairs WC.

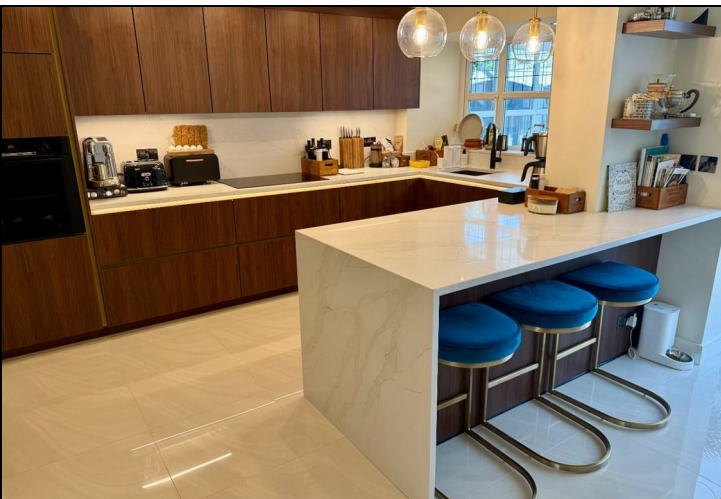
Moving through the property, there is a generous dining room which provides a fantastic space for entertaining and family meals. The heart of the the home is the impressive kitchen/diner, fitted with a top-of-the-range German kitchen with integrated appliances and finished to an exceptional standard. This space flows seamlessly into the conservatory, creating a wonderful open-plan area overlooking the rear garden. Both the kitchen and conservatory benefit from underfloor heating, providing added comfort and a luxurious feel. A separate utility room and additional storage space complete the ground floor accommodation.

To the first floor, the landing leads to four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room. The remaining bedrooms are served by a newly fitted family bathroom, finished with high-quality Italian tiles, creating a contemporary and elegant space.

Externally, the property is positioned towards the corner of a quiet cul-de-sac, offering a high degree of privacy. To the front is a newly installed block-paved driveway providing ample off-road parking. To the rear, a gate provides direct access onto the Ellenbrook to Monton Loopline, a popular route perfect for families, dog walkers and cyclists. The loopline also links to the Vantage guided busway, making it ideal for commuters travelling into Manchester

## KEY FEATURES

- HIGH SPECIFICATION
- TOP OF THE RANGE GERMAN KITCHEN
- MUST BE SEEN TO FULLY APPRECIATE
  - FOUR BEDROOMS
  - UNDERFLOOR HEATING
  - EN-SUITE
- NEWLY FITTED BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING
  - STUDY/PLAYROOM
  - FOUR RECEPTION ROOMS
  - CUL-DE-SAC POSITION



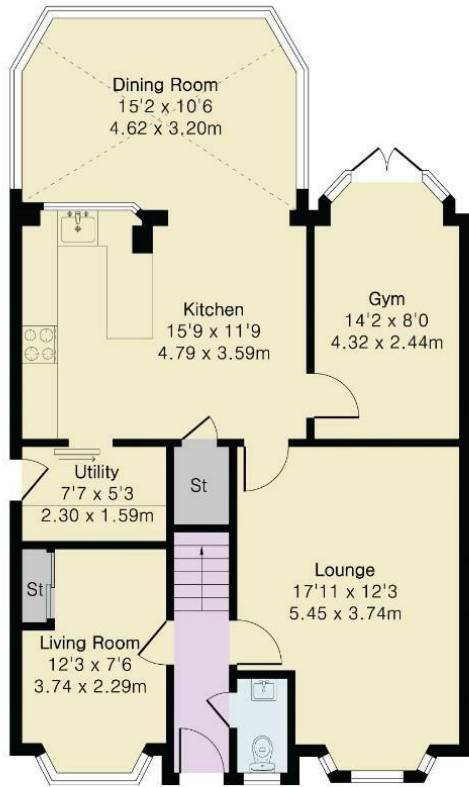




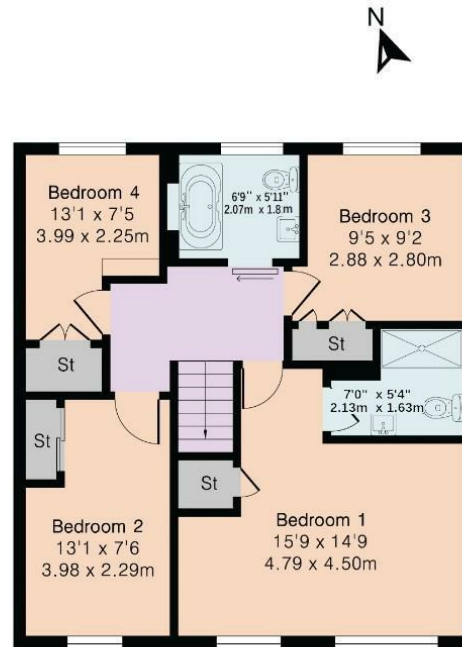
# Approximate Gross Internal Area 1540 sq ft - 154 sq m

Ground Floor Area 898 sq ft – 83 sq m

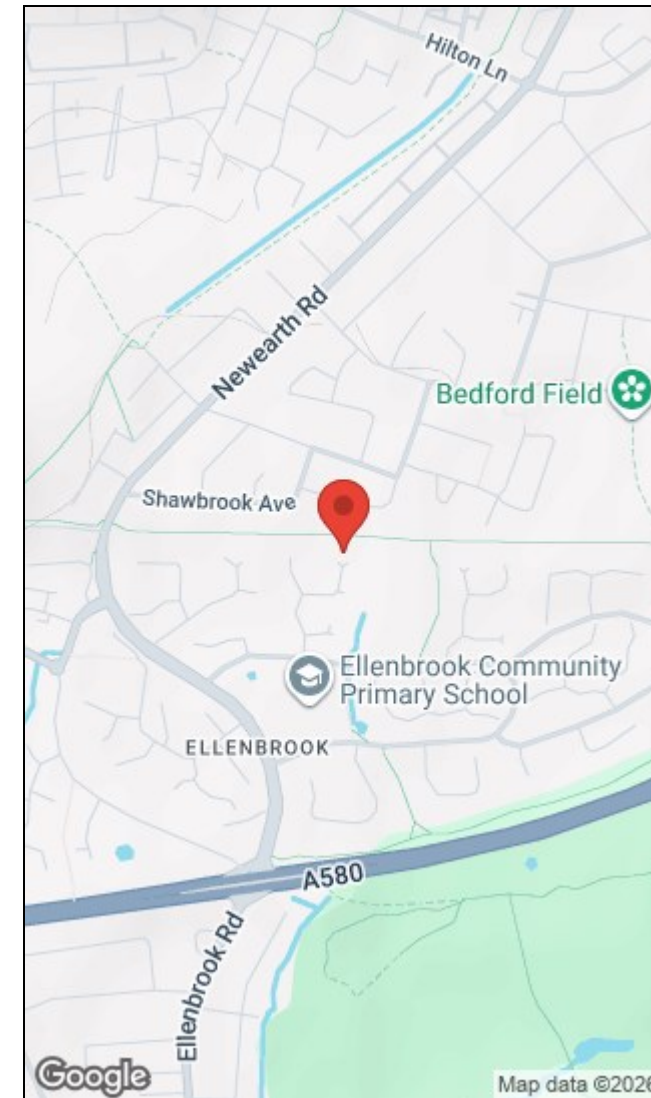
First Floor Area 642 sq ft – 60 sq m



Ground Floor



First Floor



| 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 |                         |
|   | 68                      |   | 78                      |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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