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Grove Hill, Worsley, Manchester

£400,000



Located in the highly sought-after area of Boothstown, this spacious detached bungalow offers a rare opportunity to purchase a single-level home in a peaceful cul-de-sac setting. Tucked away yet within easy reach of local shops, cafes, transport links and scenic walks along the Bridgewater Canal, the location provides both convenience and a sense of tranquillity.

The property offers a well-designed layout, beginning with a welcoming entrance hall leading into a generous reception room, boasting ample space for both living and dining. A bright conservatory sits to the rear, offering views and direct access to the private garden, an ideal spot for relaxing or entertaining.

The kitchen is positioned just off the main living space, well-proportioned with plenty of storage and preparation space. There are three comfortable bedrooms, with the primary bedroom offering good proportions. A family bathroom serves the bedrooms, designed for ease of access.

One of the standout features of this home is the large utility room, providing valuable additional space for laundry and storage, and offering access to the rear of the property.

Externally, the bungalow benefits from a private rear garden, perfect for outdoor enjoyment, alongside off-road parking for multiple vehicles.

Detached bungalows in this location are rarely available, making this an exceptional opportunity to secure a versatile and well-located home.



KEY FEATURES

- RARE OPPORTUNITY
- POTENTIAL TO EXTEND (STPP)
 - NO CHAIN
- PRIVATE REAR GARDEN
- THREE BEDROOMS
 - EN-SUITE
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION



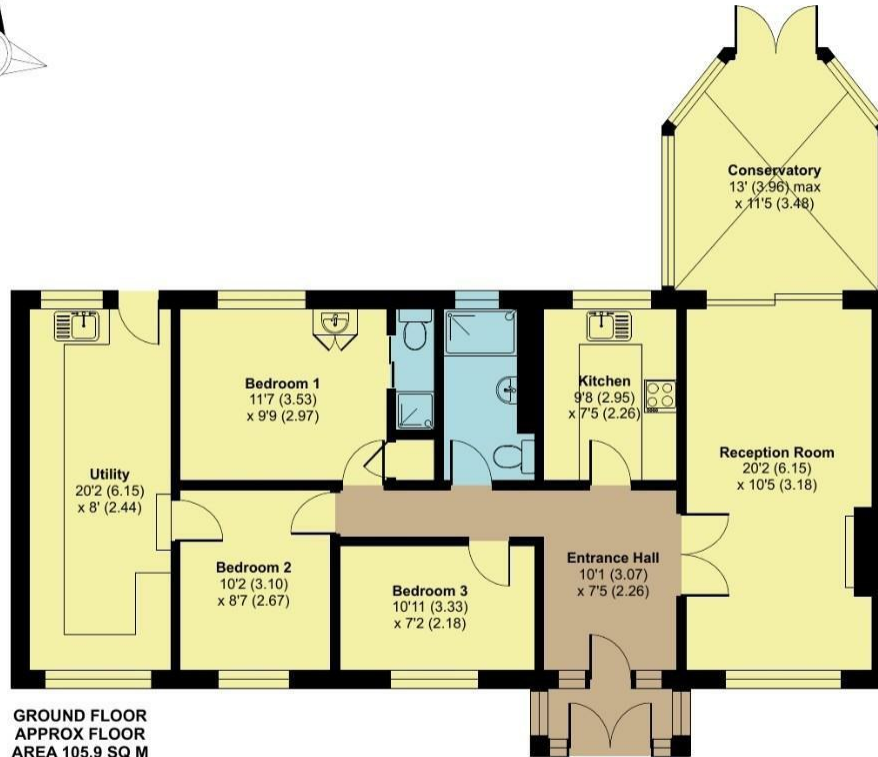




Grove Hill, Worsley, Manchester, M28

Approximate Area = 1140 sq ft / 105.9 sq m

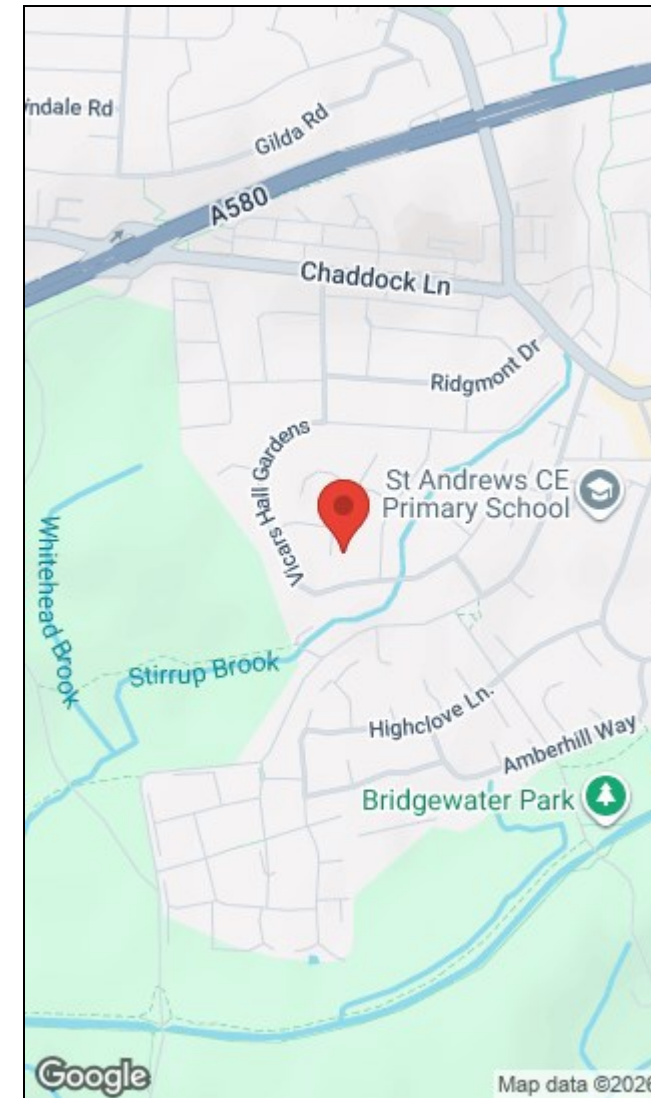
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 105.9 SQ M
(1140 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: 1375710



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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