




HUNTERS[®]
HERE TO GET *you* THERE

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The Mews, Worsley, Manchester

£595,000

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Situated in the heart of Worsley, this beautifully renovated family home enjoys a prime position on a generous corner plot, set along a private lane just off the prestigious and ever-popular Leigh Road. Boasting views towards Worsley Old Hall and the golf course, and within walking distance of RHS Bridgewater Gardens, The Mews is widely regarded as one of Worsley's most sought-after locations. Excellent motorway links are also close by, offering convenient access to Manchester City Centre, Salford Quays and MediaCity.

Occupying a substantial plot, the property benefits from stunning, private gardens that wrap around the home, offering a high degree of privacy and creating the perfect outdoor space for both relaxing and entertaining.

The property has been thoughtfully renovated throughout, creating a light, airy and contemporary living space perfectly suited to modern family life. The ground floor is centred around a superb open-plan kitchen/dining room, fitted to a high specification with a boiling water tap, waste disposal unit, two Neff slide-and-hide ovens, a Neff built-in microwave and warming drawer, ideal for both everyday living and entertaining. This space is complemented by a spacious living room and an additional versatile study/playroom.

To the first floor, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a beautifully appointed four-piece family bathroom finished to an exceptional standard.

A true highlight of the home is the stunning sun terrace balcony, offering elevated views over the large, private south-facing gardens, an ideal spot for relaxing or entertaining while enjoying the peaceful surroundings.

Finished to an exceptional standard throughout and offering a superb balance of style, space and location, this is a home that must be seen. You will not be disappointed



KEY FEATURES

- RARE OPPORTUNITY
- SECLUDED LOCATION
- PRIVATE WRAP AROUND GARDENS
 - FOUR BEDROOMS
 - OFF ROAD PARKING
 - UTILITY ROOM
- MUST BE SEEN TO FULLY APPRECIATE
 - STUDY
- OPEN PLAN KITCHEN/ DINING ROOM
 - LARGE SUN TERRACE



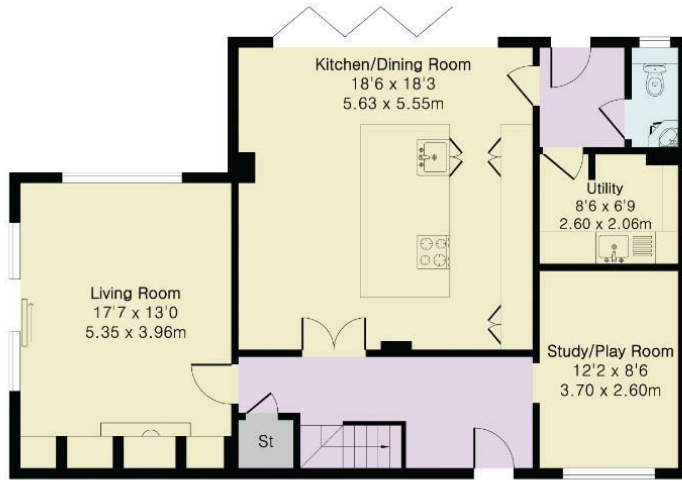




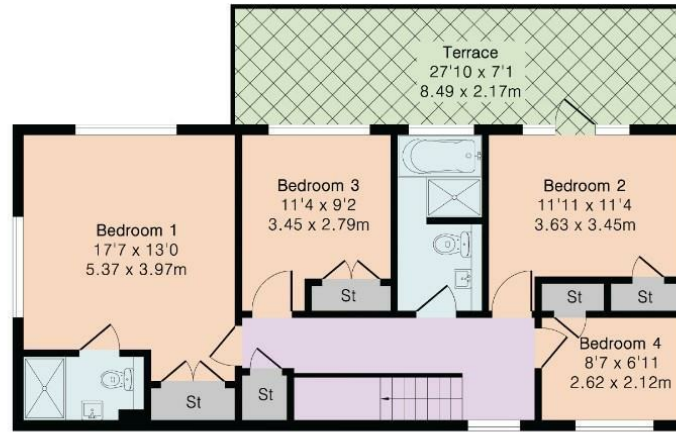
Approximate Gross Internal Area 1647 sq ft - 153 sq m

Ground Floor Area 936 sq ft – 87 sq m

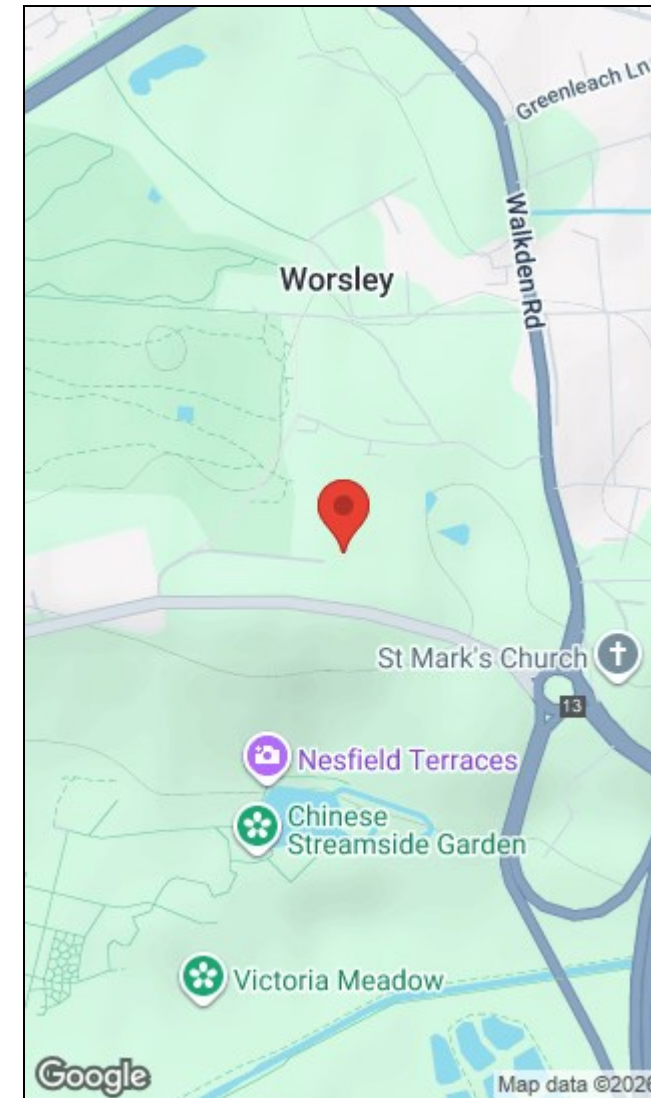
First Floor Area 711 sq ft – 66 sq m



Ground Floor



First Floor



| 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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