



HUNTERS[®]
HERE TO GET *you* THERE

 3  1  2  C

Leafield Drive, Worsley, Manchester

Per Month £1,750 Per Month

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HUNTERS WORSLEY are delighted to offer for rent his FULLY RENOVATED three bedroom semi-detached home that has been EXTENDED to the ground floor to create a modern entertaining area. Ideal for families being located close by to popular schools. Internally, the property offers ample living space with a living room to the front aspect, downstairs W.C and to the rear there is a newly fitted kitchen in an open plan entertaining area opening up to the private garden. To the first floor, there are three generous sized bedrooms and a modern three piece bathroom. Externally, there is a driveway to the front aspect, to the side is a detached garage and to the rear is a private garden mostly laid to lawn. Location wise, the property is situated in the highly regarded residential area of Boothstown where there is a lot of local businesses/amenities included the new RHS Bridgewater. Transport links are excellent and there are bus routes to Manchester City Centre, Salford Quays & The Trafford Centre. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



KEY FEATURES

- 3 BEDROOMED
- EXCELLENT LOCATION
- EXTENDED KITCHEN/DINER
 - DETACHED GARAGE
 - RENOVATED
- DRIVEWAY PARKING

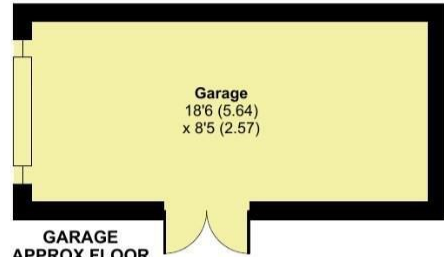




Leafield Drive, Worsley, Manchester, M28

Approximate Area = 1009 sq ft / 93.7 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 1165 sq ft / 108.1 sq m

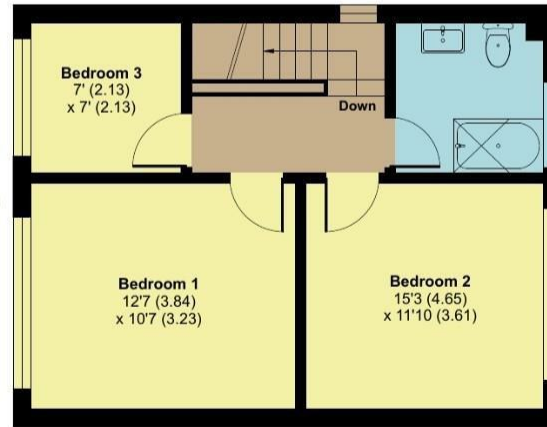
For identification only - Not to scale



GARAGE
 APPROX FLOOR
 AREA 14.4 SQ M
 (156 SQ FT)

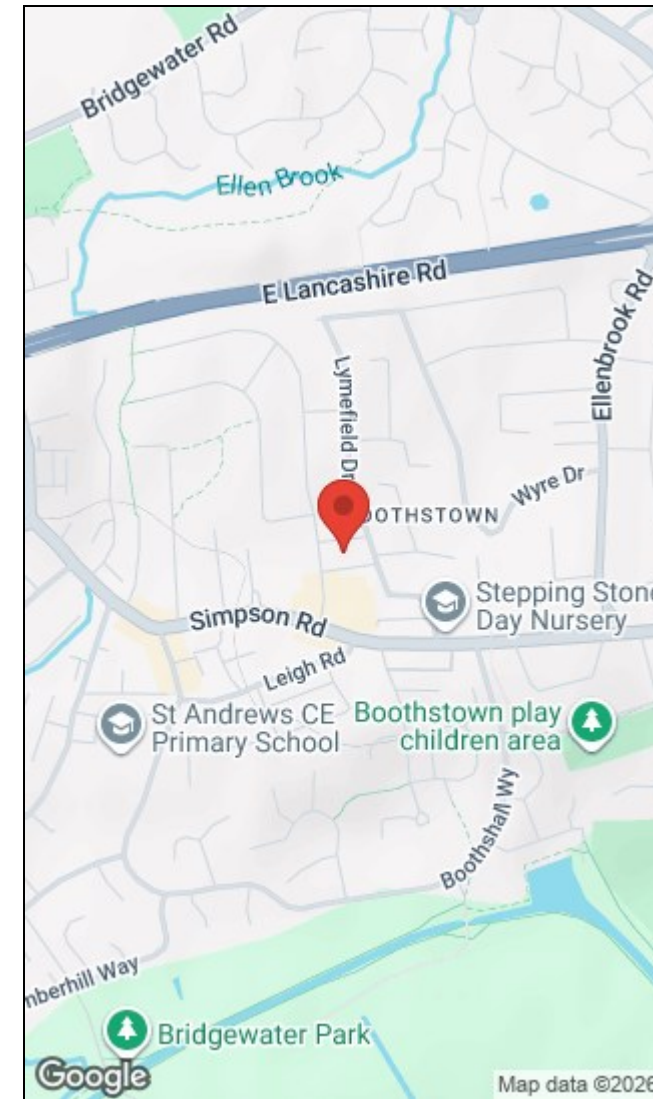


GROUND FLOOR
 APPROX FLOOR
 AREA 53.6 SQ M
 (578 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 40 SQ M
 (431 SQ FT)

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hunters Property Group. REF: 1000692



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	
	85		
	72		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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