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# Victoria Close, Worsley, Manchester, M28

## IHG

### £625,000



Located just off Vicars Hall Lane, this unique and exceptionally spacious family home offers the perfect balance of convenience, character and flexible living. Set within Boothstown, you are just moments from scenic walks along Boothstown Marina and the Bridgewater Canal, with excellent commuter access via the A580 into Manchester City Centre. St Andrews Primary School is also nearby, making this an ideal location for families.

Originally two separate properties and now seamlessly combined, the home spans three well-planned floors, offering generous proportions throughout. The ground floor provides a choice of reception spaces, including a welcoming lounge and a further reception room ideal for formal dining or a snug. The family kitchen offers ample workspace and storage, while the dedicated dining room creates a natural hub for day-to-day living. A useful utility room and guest WC complete the ground floor.

To the first floor are four well-sized double bedrooms, including an impressive main bedroom with en-suite, all served by a modern family bathroom. The second floor presents a substantial loft room – a highly versatile space that could be used as an additional bedroom, home office, teenage suite or hobby room, depending on your needs.

Externally, the property benefits from off-road parking for four cars to the rear and a private garden that provides a lovely setting for outdoor dining and relaxation. One of the standout features is the fully insulated and heated bar/outbuilding, offering a fantastic year-round entertaining space or alternative home working area.

This is a rare opportunity to acquire a property of such scale, layout and versatility in this sought-after location. Viewing is highly recommended to fully appreciate the space and lifestyle on offer.

## KEY FEATURES

- UNIQUE PROPERTY MUST BE SEEN TO FULLY APPRECIATE
  - FIVE DOUBLE BEDROOMS
    - EN-SUITE
- OFF ROAD PARKING TO THE REAR
  - PRIVATE REAR GARDEN
  - FULLY INSULATED BAR
  - SET OVER THREE FLOORS
    - LARGE PROPERTY
  - CUL-DE-SAC LOCATION
  - THREE RECEPTION ROOMS





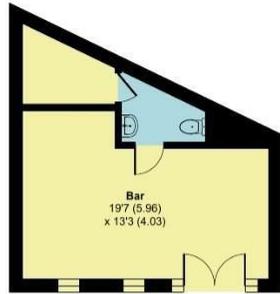


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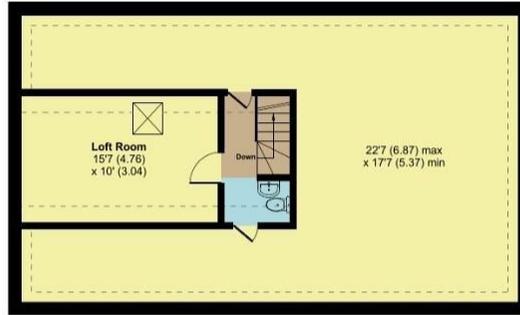
Approximate Area = 2108 sq ft / 195.8 sq m  
 Limited Use Area(s) = 729 sq ft / 67.7 sq m  
 Outbuilding = 302 sq ft / 28 sq m  
 Total = 3139 sq ft / 291.5 sq m

For identification only - Not to scale

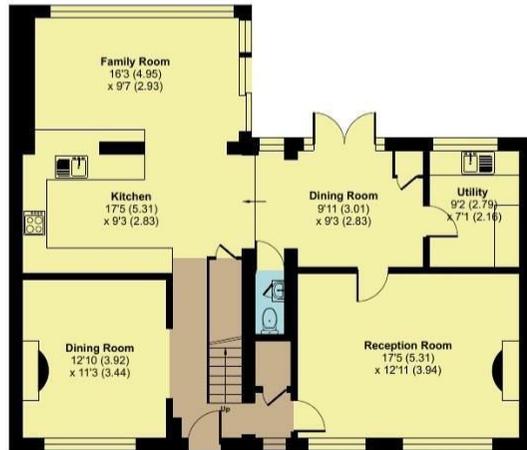
Denotes restricted head height



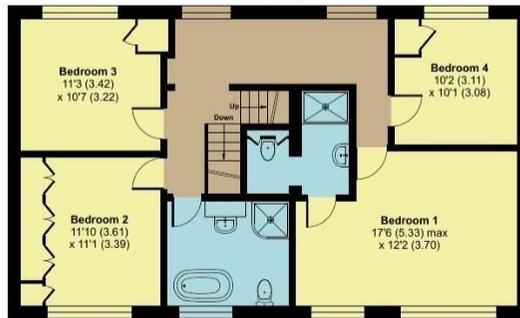
OUTBUILDING APPROX FLOOR AREA 28 SQ M (302 SQ FT)



SECOND FLOOR APPROX FLOOR AREA 82.5 SQ M (889 SQ FT)



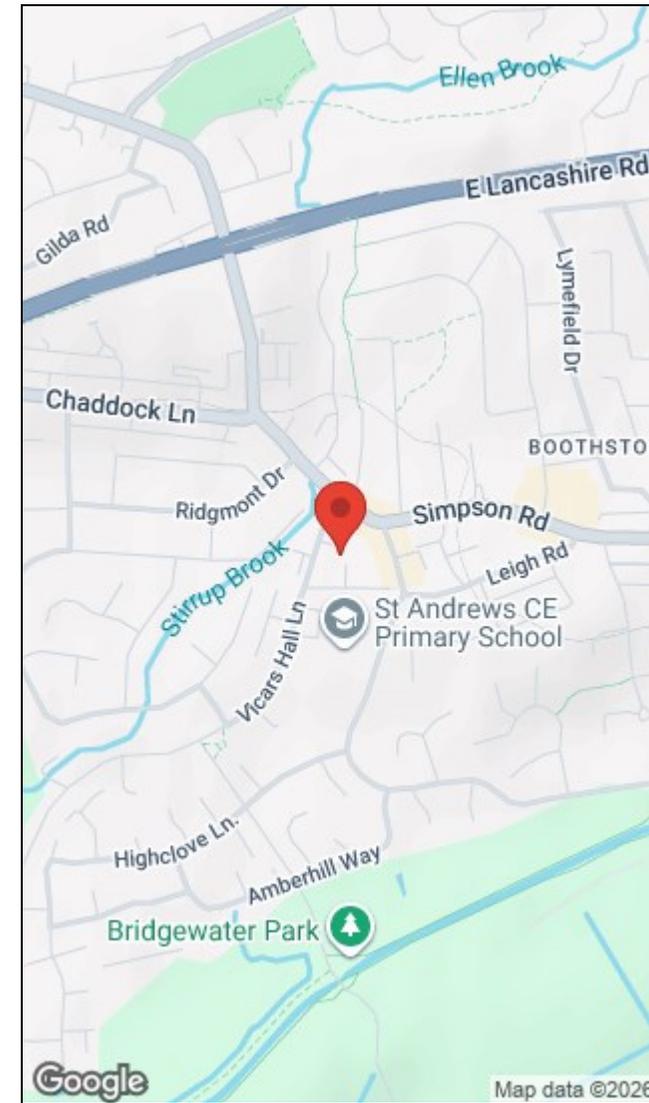
GROUND FLOOR APPROX FLOOR AREA 98.3 SQ M (1059 SQ FT)



FIRST FLOOR APPROX FLOOR AREA 82.5 SQ M (889 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: 1376868



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>83</b>		
	<b>66</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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