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Beatrice Road, Worsley, Manchester | £950,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

This exceptional, self-built executive family home, perfectly positioned on the highly sought-after Beatrice Road. Designed and finished to an impressive standard, this residence offers a rare combination of space, style, and luxury living.

From the moment you step inside, you are greeted by a grand entrance hall with striking floor-to-ceiling windows that fill the space with natural light. The ground floor features a modern open-plan family living area incorporating a lounge, dining, and high-specification kitchen, an ideal setting for both everyday family life and entertaining guests. Bi-folding doors open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow.

A separate utility room adds practicality, while two further reception rooms provide flexibility, one currently used as a bar and the other as an office or formal dining room. A stylish downstairs W.C. completes the ground floor accommodation.

To the first floor are four spacious double bedrooms, each benefitting from its own en-suite bath or shower room, offering comfort and privacy for every member of the household. The master suite is a true highlight, featuring a luxurious en-suite and an impressive walk-in wardrobe.

Externally, the property occupies a generous corner plot with beautifully landscaped, low-maintenance gardens wrapping around the home. There are decked and paved seating areas, perfect for relaxing or entertaining, all enclosed by fencing for added privacy. The home also benefits from ample off-road driveway parking.

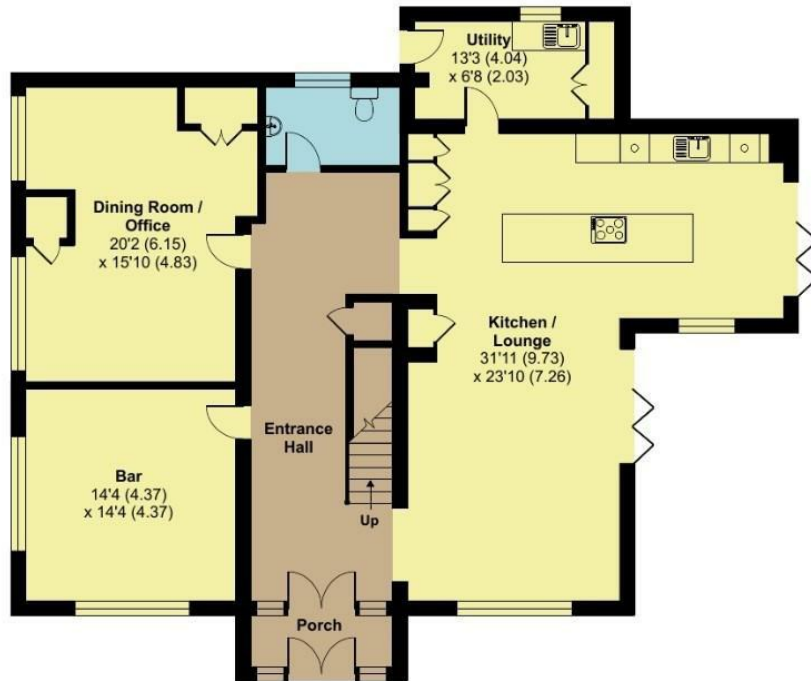
Situated in one of Worsley’s most prestigious residential areas, the property is close to highly regarded schools including Bridgewater, and within walking distance of Worsley Village, offering an excellent range of shops, restaurants, and local amenities. Surrounded by stunning countryside and golf courses, yet just minutes from Manchester City Centre and the Trafford Centre, this location combines peaceful living with exceptional convenience.

Entrance Hall & Porch Grand entrance hall with floor to ceiling windows, cast iron style radiators, tiled flooring & access to all ground floor accommodation.	Downstairs W.C To the rear aspect, downstairs W.C & wash basin. Window to the rear.	sitting areas enclosed by fencing, there is also off road driveway parking.
Lounge/Kitchen 31'11 x 23'10 To the side aspect, modern family room/kitchen with bi-folding doors leading to the garden, fully fitted kitchen with integrated appliances & a separate utility room.	Bedroom One & En-Suite 14'4 x 12'0 Master bedroom to the front aspect with three piece en-suite shower room & walk in wardrobe.	
Utility Room 13'3 x 6'8 Separate utility with side door & fitted units with spaces for appliances.	Bedroom Two & En-Suite 18'8 x 14'5 Double bedroom to the front aspect with four piece en-suite bathroom & fitted wardrobes.	
Bar 14'4 x 14'4 To the front aspect, reception room currently used as a bar with dual aspect windows & parquet style flooring.	Bedroom Three & En-Suite 24'5 x 8'10 Double bedroom to the rear aspect with three piece en-suite bathroom & fitted wardrobes.	
Dining Room/Office 20'2 x 15'10 To the rear aspect, a further reception room with dual aspect windows, storage, currently used as a dining room/office.	Bedroom Four & En-Suite 20'11 x 12'7 Double bedroom to the side aspect with three piece en-suite shower room & fitted wardrobes.	
	External Areas Externally, there are low maintenance gardens surrounding the property with decked & paved	

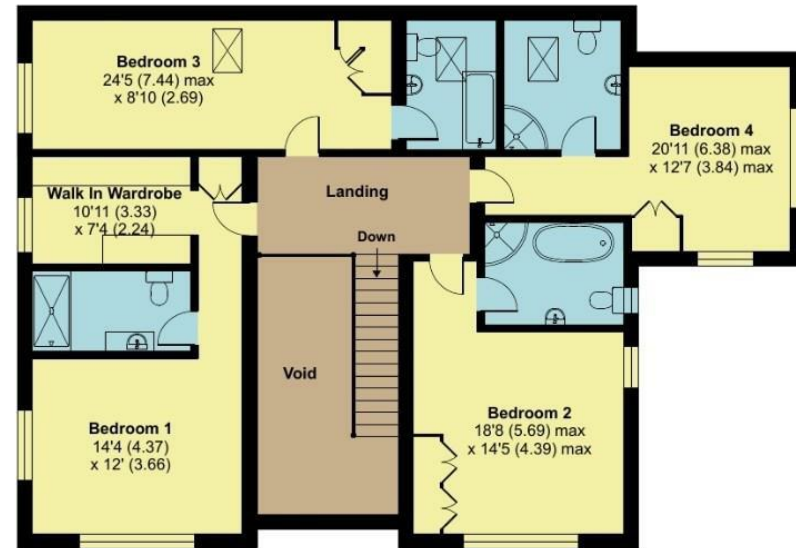
Beatrice Road, Worsley, Manchester, M28

Approximate Area = 3082 sq ft / 286.3 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 155 SQ M
(1668 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 131.3 SQ M
(1414 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 1002322

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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