



HUNTERS[®]
HERE TO GET *you* THERE

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St. Georges Crescent, Worsley, Manchester

£220,000

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This beautifully presented Victorian terraced home perfectly blends timeless period charm with stylish modern living, creating a truly stunning property that is ready to move straight into. Lovingly improved and exceptionally maintained by the current owner, the home offers character, warmth and quality throughout.

Set behind an attractive forecourt garden, the property immediately impresses upon entering. The elegant lounge is full of character, featuring a striking log-burning stove, bespoke period-style built-in cabinetry to both alcoves and beautifully stripped and stained wooden flooring. To the rear, the heart of the home is a superb dining kitchen, thoughtfully designed with modern living in mind and offering direct access to the private rear garden.

To the first floor are two generous double bedrooms, including a spacious principal bedroom, both beautifully presented and served by a stylish family bathroom finished to a high standard.

Externally, the rear garden has been transformed into a wonderful private outdoor retreat, providing the perfect space for relaxing, entertaining and enjoying the warmer months.

Further benefits include a Worcester combination boiler, damp-proof course, replacement plastering throughout, a high-quality steel composite front door and the recent purchase of the freehold, providing complete peace of mind for future owners.

The location is equally appealing. Situated in a popular residential area of Walkden, the property is just a short stroll from the picturesque Parr Fold Park and within easy walking distance of Walkden town centre, which is currently benefiting from significant regeneration and investment. Walkden Train Station is nearby, offering excellent commuter links, while the property also enjoys easy access to the A580, superb bus routes into Manchester and Bolton, and a range of highly regarded local schools.

KEY FEATURES

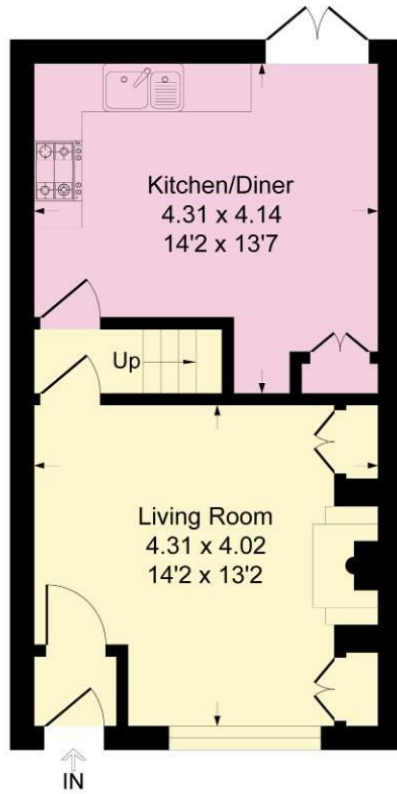
- FREEHOLD
- WELL PRESENTED
- PERFECT FOR FIRST TIME BUYERS
- CLOSE TO AMENITIES
- TWO DOUBLE BEDROOMS
- GOOD SIZED REAR GARDEN
- PERIOD PROPERTY



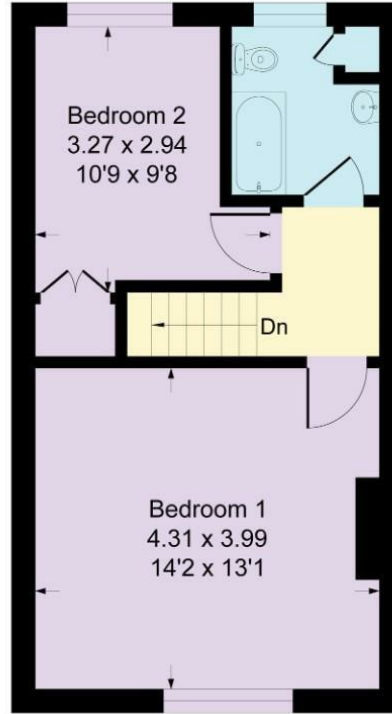




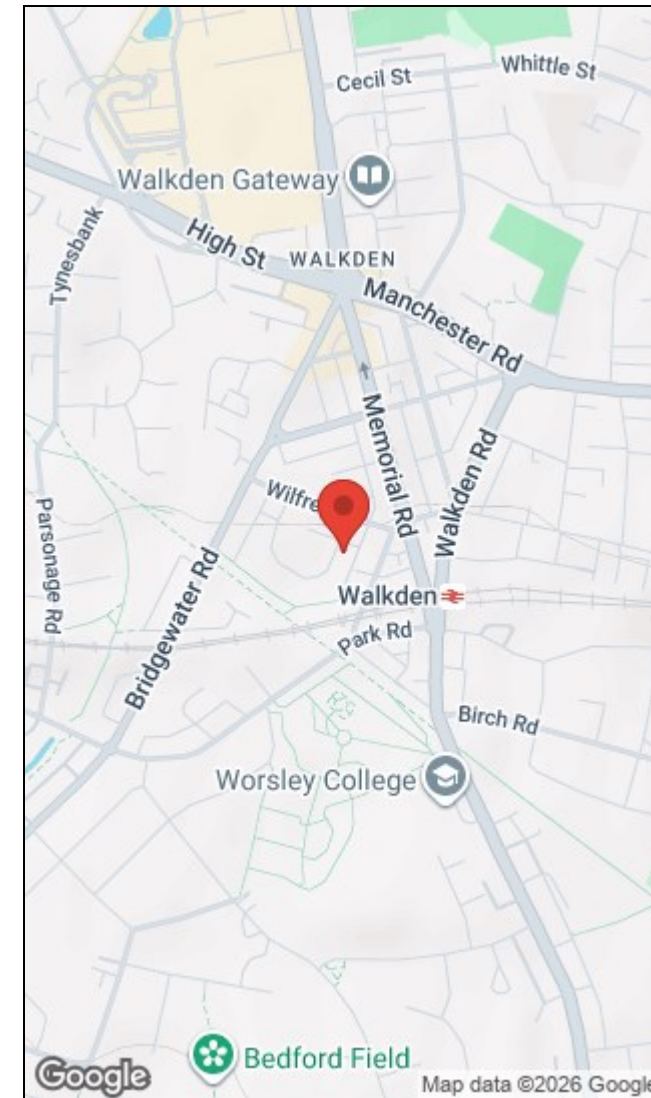
Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	82
60	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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