



47 Highclove Lane, Worsley

Offers Over £475,000

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Every step of the way

47 Highclove Lane

Worsley, Manchester

* Stunning Extended Modern Detached Family Home With Well Proportioned Family Friendly Living Space, Finished to the Highest Specifications Throughout with Wonderful Private Landscaped Gardens, Ample Driveway Parking, Situated within a Much Sought After Residential Location - Simply Must Be Viewed Internally *

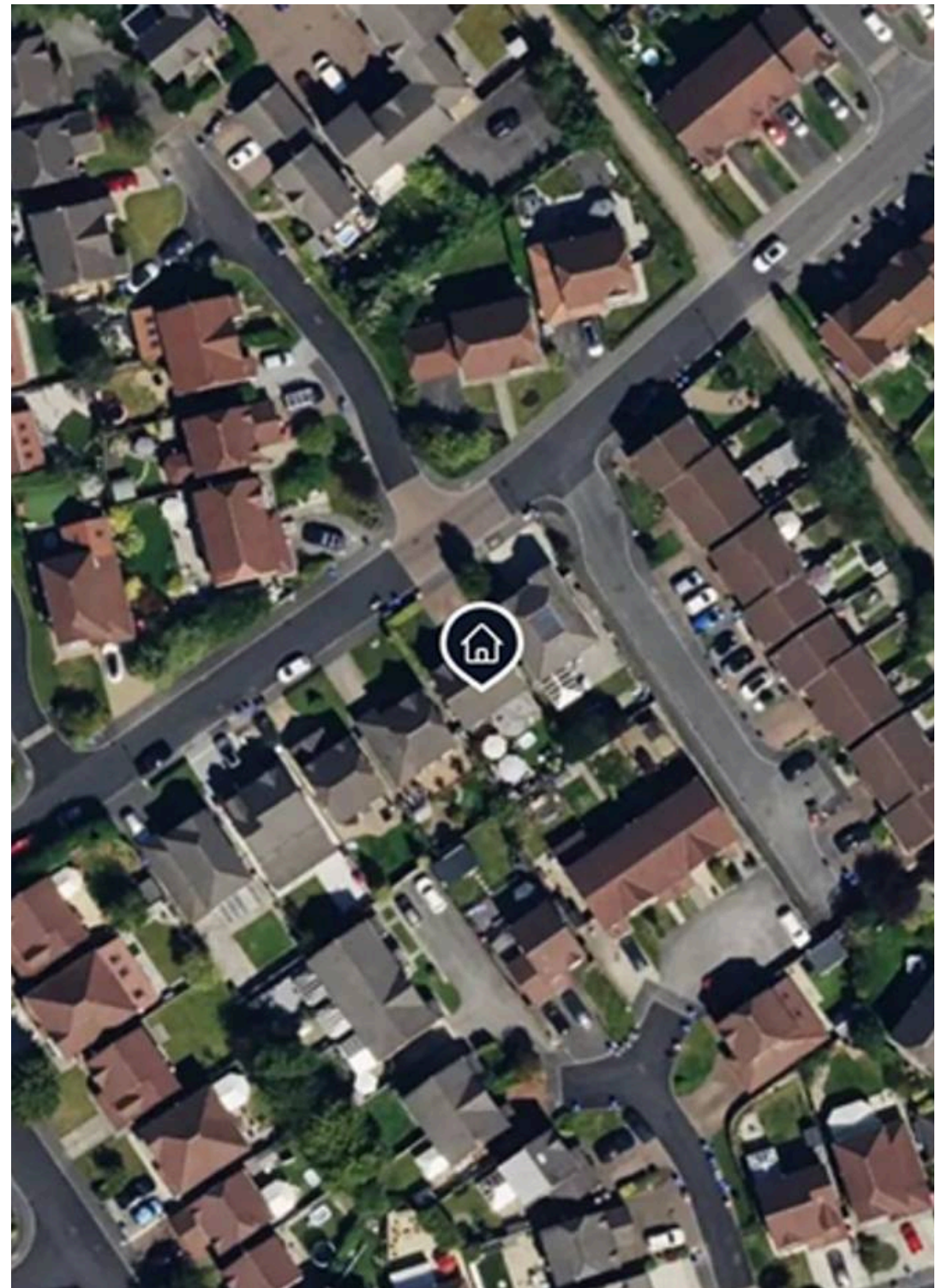
Located in the much sought after area of Boothtown in Worsley, this fantastic extended property is well presented throughout and simply must be viewed in person to be fully appreciated. Situated upon a fabulous modern development of similar homes and within a popular and highly convenient setting, this wonderful detached home offers well-proportioned living space that is ideally suited to modern lifestyles.

Having been extended by the current owners to the ground floor, the accommodation comprises an inviting entrance hallway, superb lounge with duel aspect windows and feature fireplace, additional dining area with French doors to the rear, a wonderful light and airy orangery which is open plan to a wonderful fitted kitchen with integrated appliances, a useful utility room and a cloakroom/wc to the ground floor. On the first floor a landing, four good sized bedrooms (master with a three piece en-suite shower room) plus a wonderful three piece principal bathroom/wc can be found which completes the internal living space.

Outside the property features well-tended gardens to both the front with a double driveway offering ample off road parking. The garage has been partially converted to create two rooms, both idea for storage, which could easiliy be reinstated as a garage if required. The rear garden is a joy to behold, having been tastefully landscaped, being private and not overlooked, offering excellent space for children's play, relaxing and al-fresco entertaining.

The location is within easy access to the many shops and amenities Worsley and the surrounding areas has to offer including the renowned RHS Bridgewater, and is well placed for excellent public and private schooling. It is also ideal for access to major transport links making it ideal for those looking to commute into Manchester city centre and across the North West.

Rarely do homes of this type remain on the market for long and as such, an early internal viewing is strongly advised to avoid disappointment.





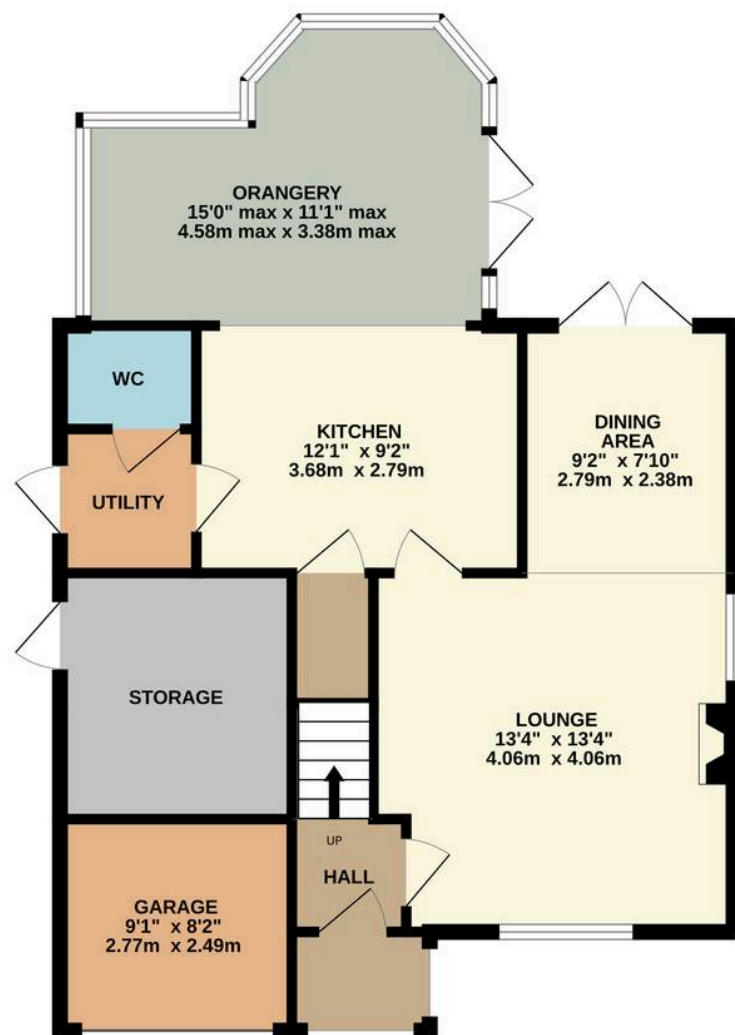




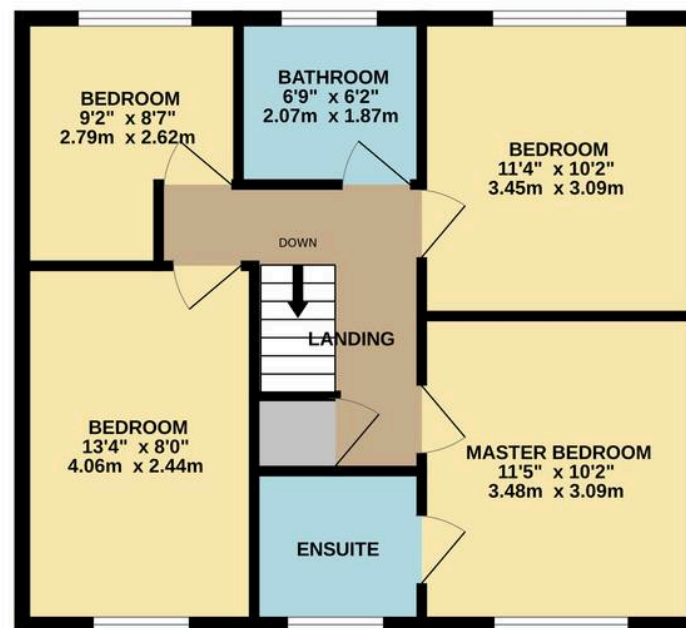




GROUND FLOOR
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1308 sq.ft. (121.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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