



HUNTERS[®]

HERE TO GET *you* THERE

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Parr Brook Gardens, Worsley, Manchester

£550,000

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Located within the prestigious Bridgewater View Development, this exceptional four-bedroom detached home, 'The Cambridge' from Redrow's Heritage Collection, offers a rare opportunity to acquire one of the most desirable plots in the area. With freehold tenure, approximately seven years remaining on the NHBC warranty, and immaculate presentation throughout, this property perfectly blends traditional design with modern family living.

Internally, the home opens to a spacious hallway leading to a stylish lounge with a bay window, providing a bright and inviting space. To the rear, a stunning open-plan kitchen, dining, and family room spans the width of the home. Fitted with high-spec units and integrated appliances, this space is ideal for entertaining or relaxed family life. A separate utility room and ground floor WC offer added practicality.

Upstairs features four generous double bedrooms, two with bespoke fitted wardrobes. The principal bedroom benefits from a beautifully appointed en-suite, while a sleek, modern family bathroom serves the remaining bedrooms. The home is finished to a high standard throughout, with thoughtful details and tasteful décor.

Outside, this home truly excels. Set on a large, private, south-west facing plot, the landscaped rear garden offers mature lawns, a generous patio, and plenty of space for outdoor entertaining. Planning permission has also been granted for a rear extension, offering exciting potential to further enhance the property.

To the side, a double-length driveway leads to a rare detached double garage with power.

Ideally located, this home is close to Parr Bridge Retail Park, offering convenient amenities including Starbucks, Lidl, and a medical centre. Two excellent primary schools are within walking distance, and there are superb transport links nearby via the guided busway, A580, and M60.

KEY FEATURES

- LARGE PRIVATE CORNER PLOT
- DETACHED DOUBLE GARAGE
- MUST BE SEEN TO FULLY APPRECIATE
 - FOUR BEDROOMS
- PRIVATE WRAP AROUND GARDENS
 - EN-SUITE
- OPEN PLAN LIVING/DINING AREA
 - TWO RECEPTION ROOMS
 - FREEHOLD
- SOUGHT AFTER LOCATION

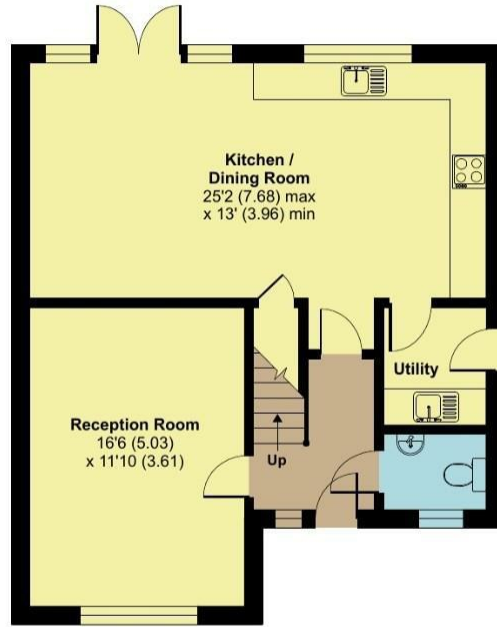




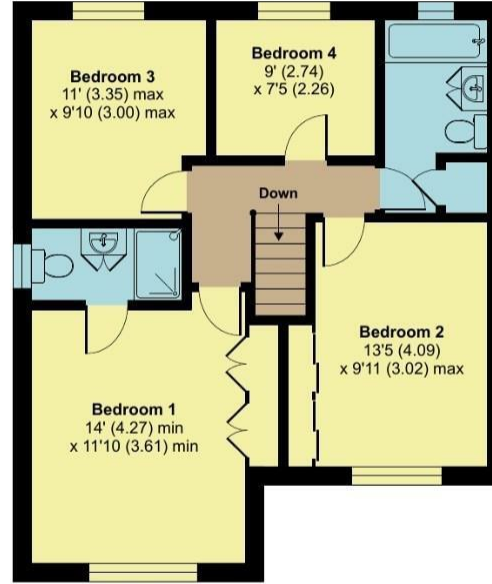


Parr Brook Gardens, Tyldesley, Manchester, M29

Approximate Area = 1366 sq ft / 127 sq m
For identification only - Not to scale

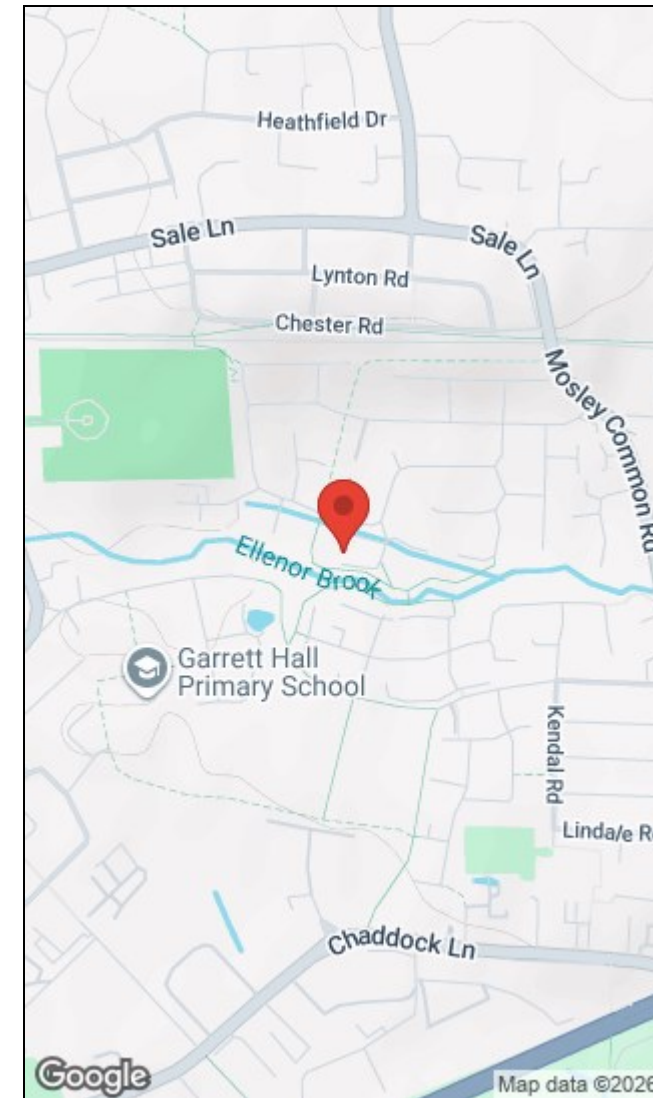


GROUND FLOOR
APPROX FLOOR
AREA 63.5 SQ M
(683 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 63.5 SQ M
(683 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hunters Property Group. REF: 1314985



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	94		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>		<p>EU Directive 2002/91/EC</p>	

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