



**HUNTERS**<sup>®</sup>  
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# Chaddock Lane, Worsley

£200,000



This beautifully presented two-bedroom mid-terrace home is ideally located in the heart of the ever-popular Boothstown area and represents a fantastic opportunity for first-time buyers or those looking to downsize.

The accommodation is well laid out and thoughtfully presented throughout. To the ground floor, there is a welcoming lounge, perfect for relaxing, along with a spacious kitchen/diner that provides ample space for both cooking and dining.

To the first floor, the property offers a generous double bedroom, a further single bedroom ideal for use as a nursery, home office, or guest room, and a modern bathroom fitted with a contemporary suite.

Externally, the property continues to impress. To the front is a wall-enclosed garden, gravelled for ease of maintenance, with gated access and gentle steps leading to a paved pathway and the front entrance. To the rear, there is an attractive paved patio area ideal for outdoor seating, with steps rising to a tiered, enclosed garden that has been thoughtfully landscaped with a combination of paving and established shrub and plant borders. There is also potential for off-road parking to the rear, subject to the necessary consents.

Situated within easy reach of local amenities, reputable schools, transport links, and scenic walks, this charming home offers both convenience and lifestyle appeal. Early viewing is highly recommended to fully appreciate the quality and location of this lovely property.



## KEY FEATURES

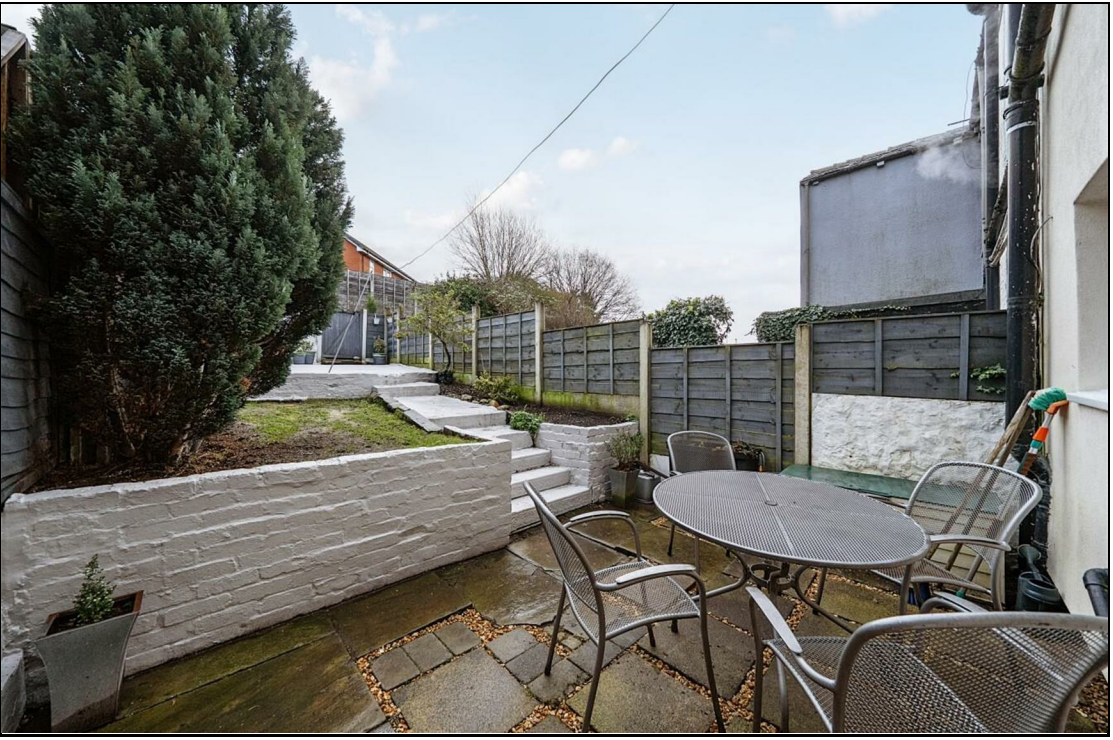
- PERFECT FOR FIRST TIME BUYERS
  - PRIVATE REAR GARDEN
  - CLOSE TO AMENITIES
    - MOVE IN READY
    - TWO BEDROOMS
    - WELL PRESENTED
- SOUGHT AFTER LOCATION









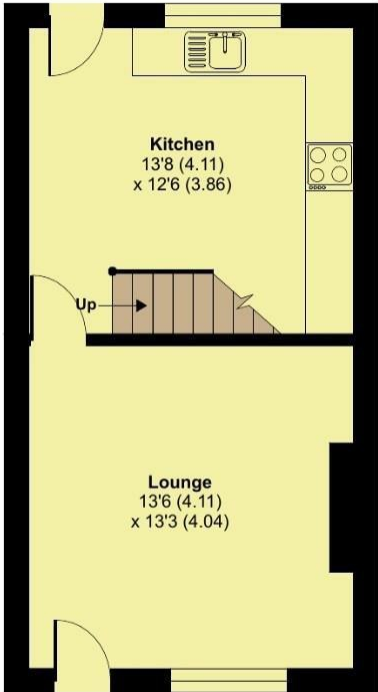




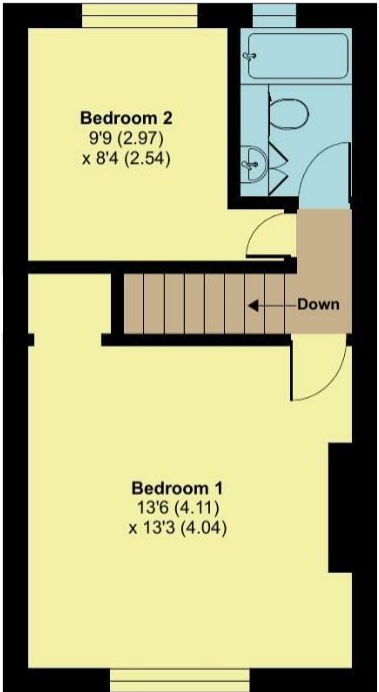
Chaddock Lane, Worsley, Manchester, M28

Approximate Area = 716 sq ft / 66.5 sq m

For identification only - Not to scale



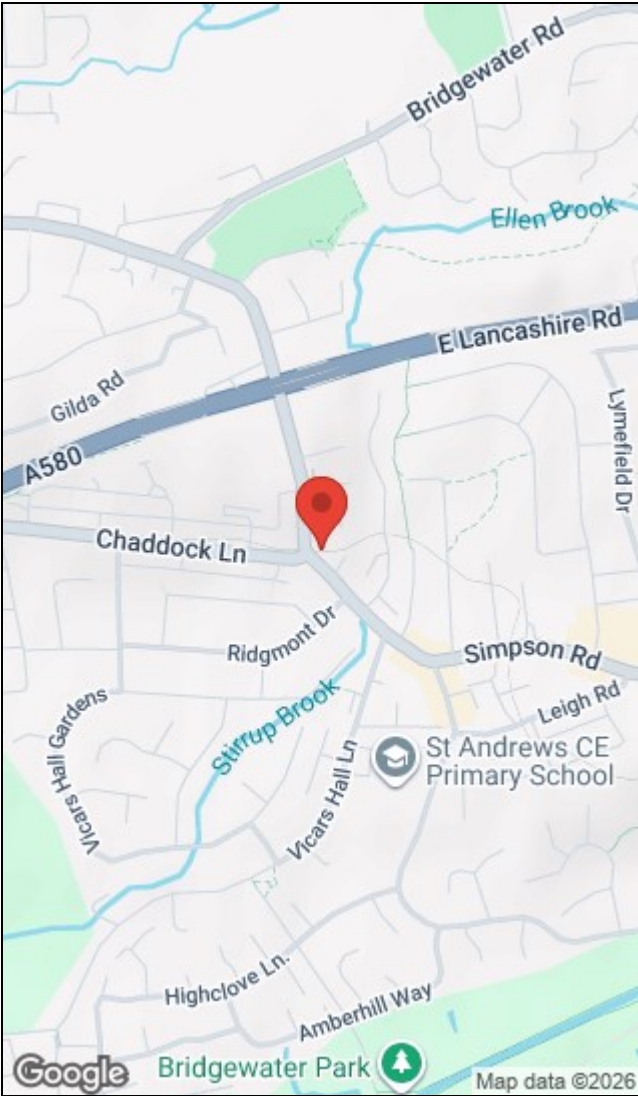
GROUND FLOOR  
APPROX FLOOR  
AREA 33.2 SQ M  
(358 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 33.2 SQ M  
(358 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1396069



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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