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Woodshaw Grove, Worsley, Manchester

Offers In Excess Of £575,000



NO CHAIN This beautifully presented and fully modernised four-bedroom family home offers spacious and versatile accommodation finished to a high standard throughout.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the main living areas. To the front of the property is a spacious lounge, enhanced by a bay window allowing plenty of natural light to flow through the room. Also to the front is a versatile study/playroom, ideal for those working from home or for growing families, along with a convenient downstairs WC.

Moving through the property, there is a generous dining room which provides a fantastic space for entertaining and family meals. The heart of the the home is the impressive kitchen/diner, fitted with a top-of-the-range German kitchen with integrated appliances and finished to an exceptional standard. This space flows seamlessly into the conservatory, creating a wonderful open-plan area overlooking the rear garden. Both the kitchen and conservatory benefit from underfloor heating, providing added comfort and a luxurious feel. A separate utility room and additional storage space complete the ground floor accommodation.

To the first floor, the landing leads to four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room. The remaining bedrooms are served by a newly fitted family bathroom, finished with high-quality Italian tiles, creating a contemporary and elegant space.

Externally, the property is positioned towards the corner of a quiet cul-de-sac, offering a high degree of privacy. To the front is a newly installed block-paved driveway providing ample off-road parking. To the rear, a gate provides direct access onto the Ellenbrook to Monton Loopline, a popular route perfect for families, dog walkers and cyclists. The loopline also links to the Vantage guided busway, making it ideal for commuters travelling into Manchester



KEY FEATURES

- HIGH SPECIFICATION
- TOP OF THE RANGE GERMAN KITCHEN
- MUST BE SEEN TO FULLY APPRECIATE
 - FOUR BEDROOMS
 - UNDERFLOOR HEATING
 - EN-SUITE
- NEWLY FITTED BLOCK PAVED DRIVEWAY
PROVIDING OFF ROAD PARKING
 - STUDY/PLAYROOM
 - FOUR RECEPTION ROOMS
 - CUL-DE-SAC POSITION



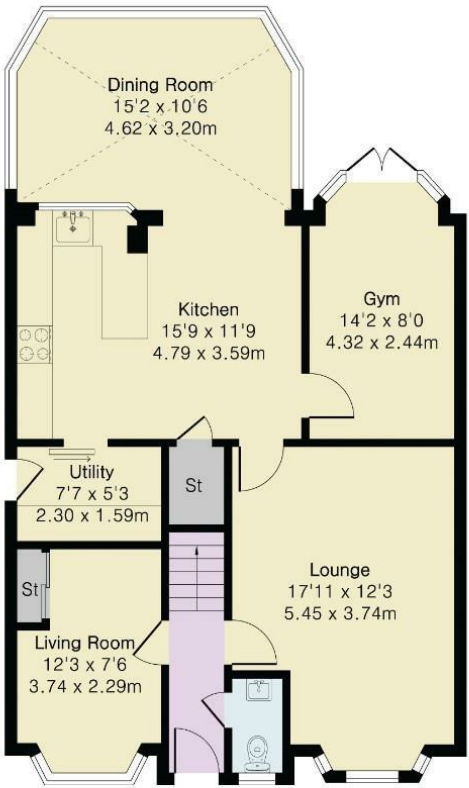




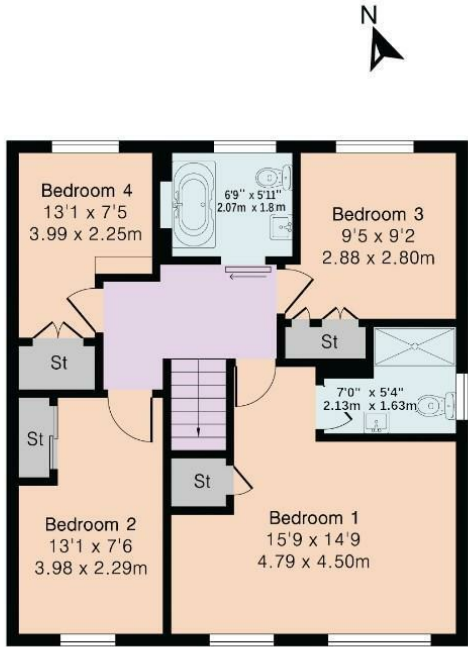
Approximate Gross Internal Area 1540 sq ft - 154 sq m

Ground Floor Area 898 sq ft – 83 sq m

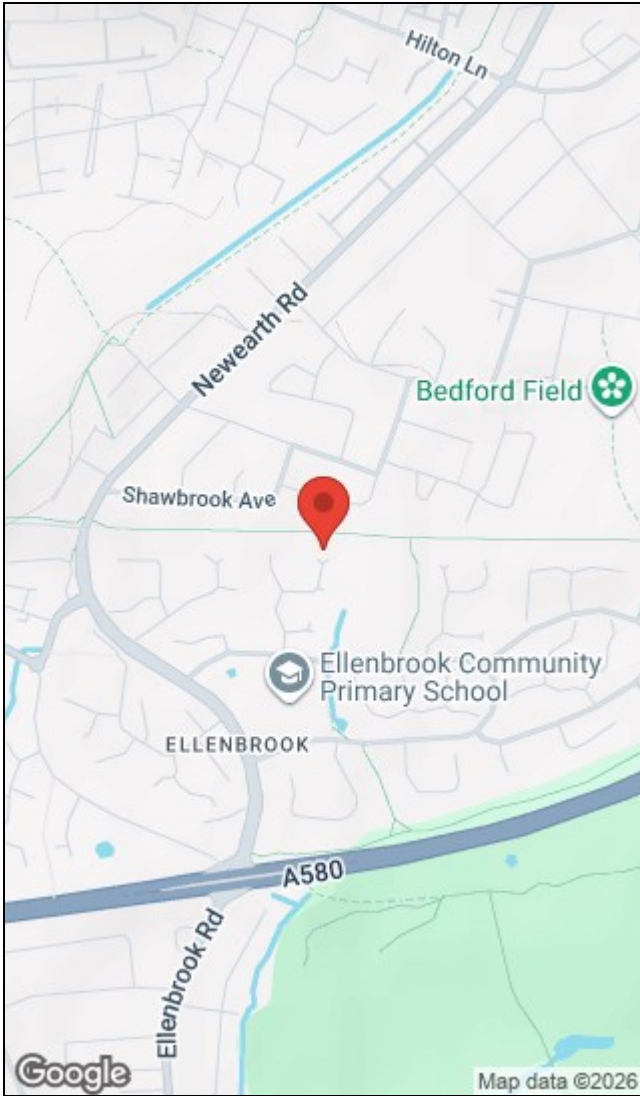
First Floor Area 642 sq ft – 60 sq m



Ground Floor



First Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
68		78			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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