



HUNTERS[®]
HERE TO GET *you* THERE

 3  2  2  D

Boothshall Way, Worsley, Manchester

£1,995

HUNTERS[®]
HERE TO GET *you* THERE

This beautifully presented property offers spacious, well-designed accommodation throughout and is ideally positioned just a two-minute walk from St Andrews Primary School.

The ground floor features a welcoming entrance hall leading into a bright lounge and a separate dining room, perfect for family living and entertaining. There is also a convenient guest WC and a modern kitchen, complemented by a conservatory that provides excellent additional living space with views over the rear garden.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the further two bedrooms are served by a contemporary family bathroom complete with WC, basin, and bath.

Externally, the property boasts a generous rear garden ideal for relaxing or hosting, along with driveway parking and access to the garage at the front.

A wonderfully maintained home in a fantastic location, ready for you to move straight into.



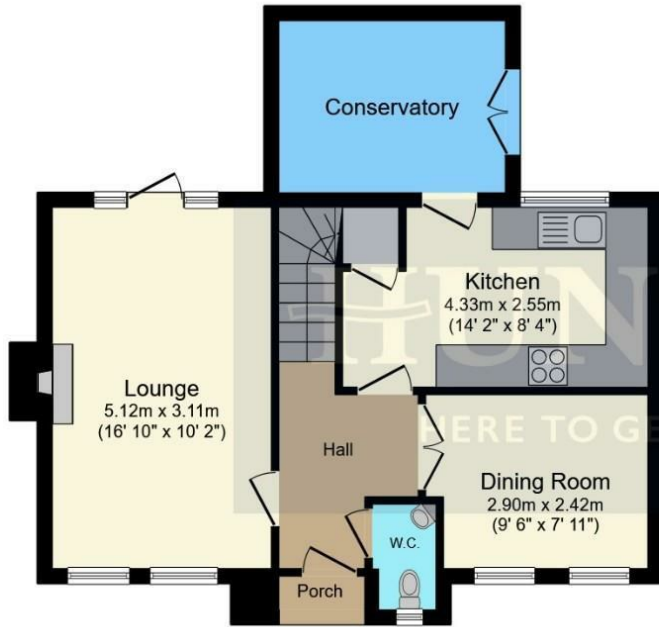
KEY FEATURES

- THREE BED DETACHED
 - EN-SUITE
 - CONSERVATORY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
 - GARAGE
 - MOVE IN READY
- COUNCIL TAX BAND D
 - EPC RATING D
- PRIVATE REAR GARDEN
 - MODERN KITCHEN

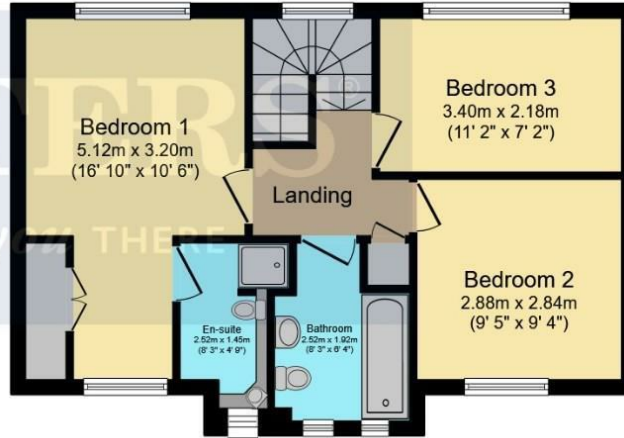








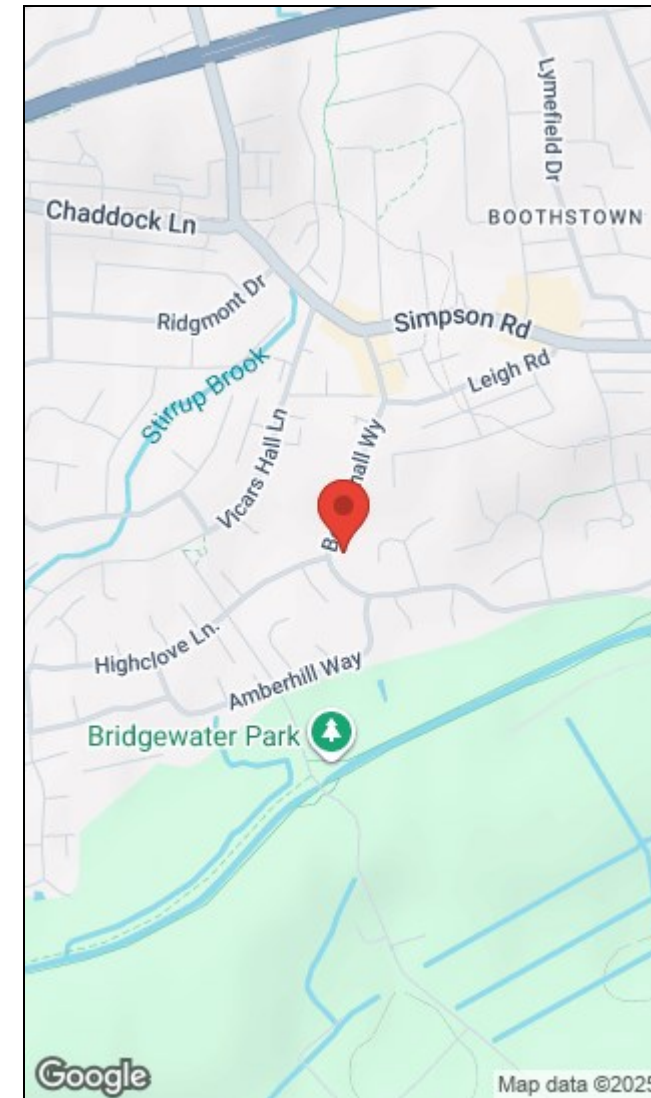
Ground Floor
Floor area 53.6 sq.m. (576 sq.ft.)



First Floor
Floor area 44.7 sq.m. (481 sq.ft.)

Total floor area: 98.2 sq.m. (1,057 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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	85	(92 plus) A	66
(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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.