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# Lymefield Drive, Worsley, Manchester

£375,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Every so often a property comes to market that truly ticks every box, and this stunning, beautifully presented extended link-detached home on Lymefield Drive in Boothstown is exactly that.

Upon entering, you are welcomed by a bright entrance hallway leading through to a spacious bay-fronted living room, providing a warm and inviting setting for relaxation. To the rear, the property opens into a versatile snug/dining room which connects seamlessly to a conservatory, creating an additional reception space filled with natural light and overlooking the garden, perfect for entertaining or enjoying quieter evenings.

The kitchen is well-appointed with ample storage and workspace, positioned conveniently next to a substantial utility room offering excellent practicality. A ground floor WC and additional storage further enhance the layout. Uniquely, the property also benefits from a utility area, ideal for hobbies, home projects or additional storage needs.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom offers generous space along with fitted storage, while the second bedroom is also a comfortable double. The third bedroom provides flexibility as a child's room, guest room or home office. A family bathroom serves the first floor, complemented by further built-in storage.

Externally, the landscaped rear garden is simply stunning, private, spacious and perfectly positioned to enjoy the sun, making it ideal for long summer evenings entertaining family and friends.

Boothstown remains highly sought-after, renowned for its scenic walks along the Bridgewater Canal and Boothstown Marina, as well as its trendy bars, pubs and cafés. The property is well positioned for local amenities and falls within the catchment for St Andrew's C of E Primary School. Commuters benefit from excellent access to the A580 East Lancashire Road and the M60, M62 and M602 motorway networks.



## KEY FEATURES

- WELL PRESENTED THROUGHOUT
  - UTILITY ROOM
  - CONSERVATORY
- PRIVATE LANDSCAPED REAR GARDEN
  - FOUR PIECE BATHROOM
  - MOVE IN READY
  - NO CHAIN
- SOUGHT AFTER LOCATION
  - OFF ROAD PARKING
  - LINKED DETACHED



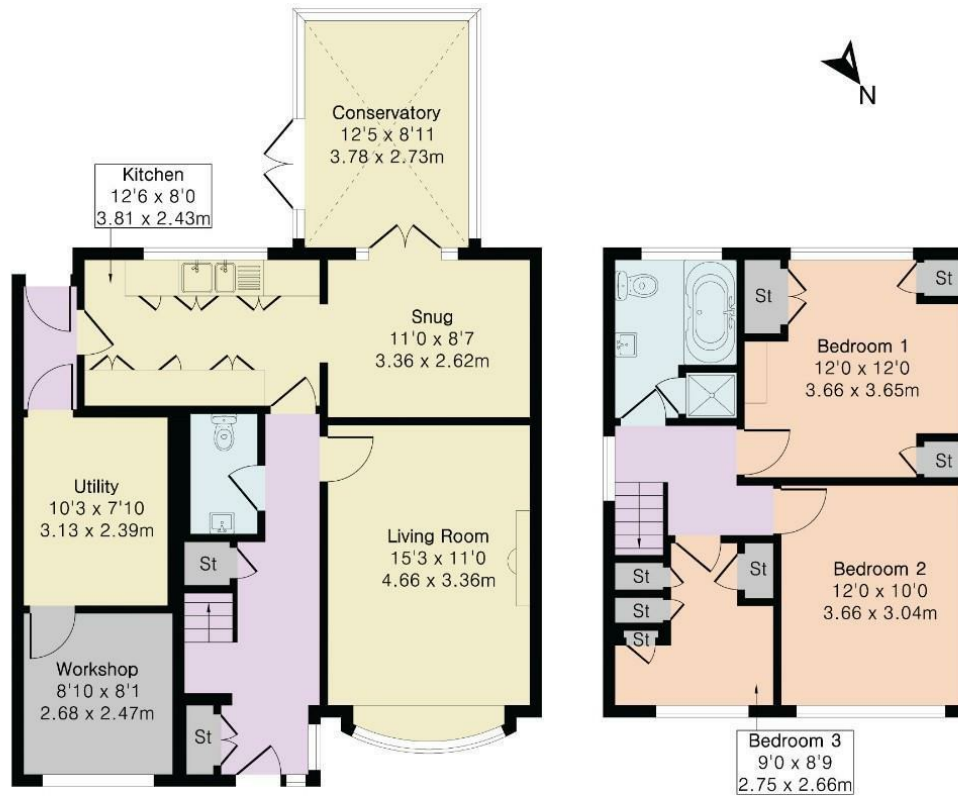




# Approximate Gross Internal Area 1313 sq ft - 122 sq m

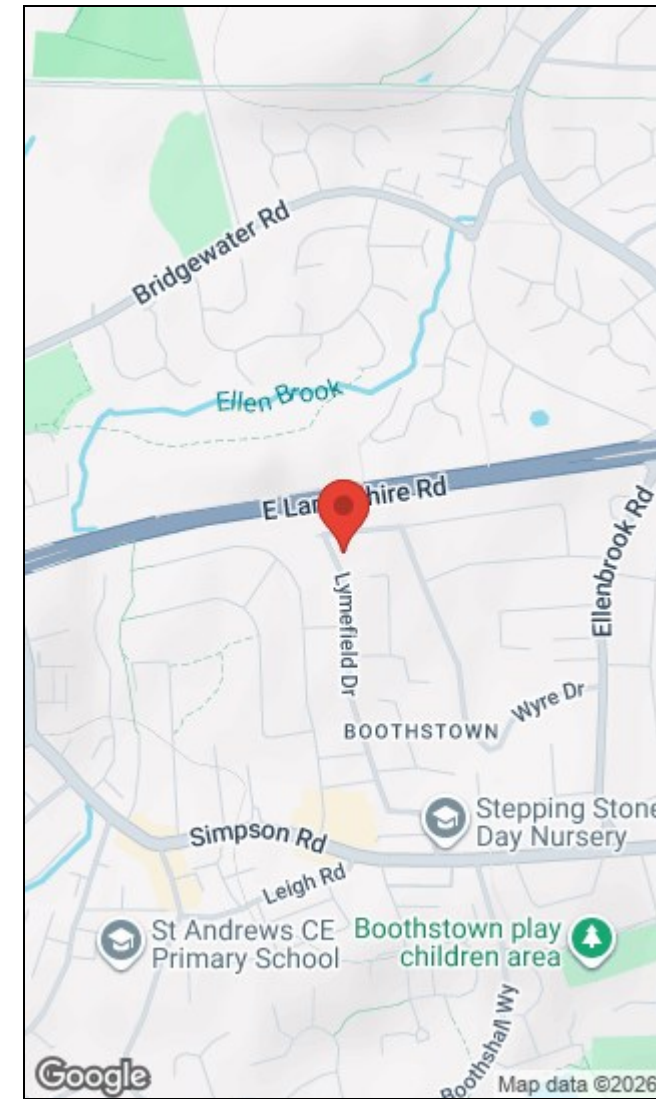
Ground Floor Area 855 sq ft – 79 sq m

First Floor Area 458 sq ft – 43 sq m



Ground Floor

First Floor



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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