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Brookfield Drive, Worsley, Manchester, M28 IJY Offers In The Region Of £350,000



This three-bedroom detached home is situated in a highly sought-after residential location and offers a fantastic opportunity for those looking to add their own stamp. While the property is in need of modernisation, it boasts generous proportions and excellent potential throughout.

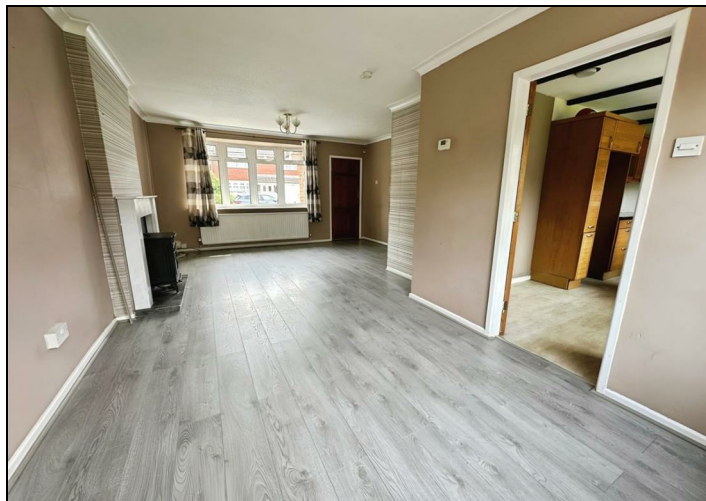
The accommodation briefly comprises an entrance vestibule leading into a spacious open-plan lounge with laminate flooring, a fitted kitchen, three well-sized double bedrooms, and a family bathroom. Externally, the property features large, attractive garden areas including paved patios and a lawn, ideal for outdoor entertaining and family life.

Brookfield Drive is perfectly located within walking distance of two well-regarded primary schools, a local park, shops, restaurants, and a mix of family-friendly pubs and vibrant bars. Nature lovers will enjoy nearby walks along the scenic Bridgewater Canal, which offers easy access to Monton and Worsley. The property also benefits from excellent transport connections, with the A580 East Lancashire Road and the M60 providing quick and convenient routes across Greater Manchester.



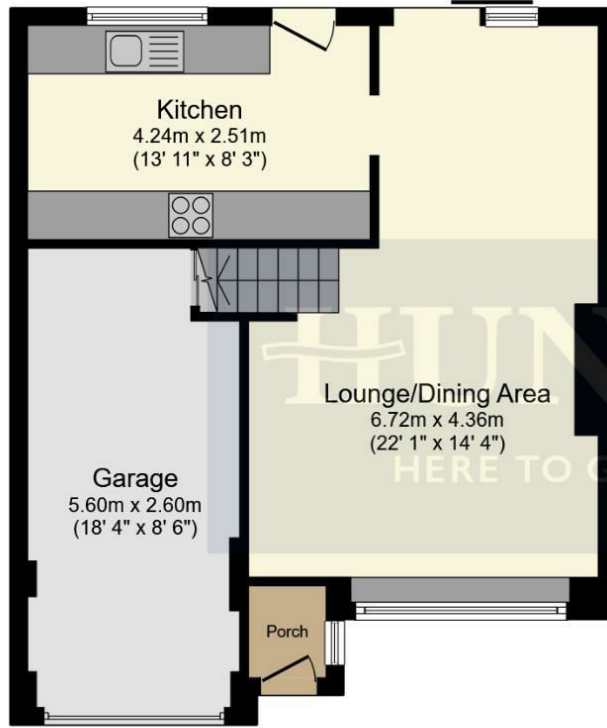
KEY FEATURES

- THREE BEDROOMS
- DETACHED PROPERTY
- GOOD SOUGHT AFTER LOCATION
 - NO CHAIN
- PAVED GARDEN AREAS
 - GARAGE
- OFF ROAD PARKING



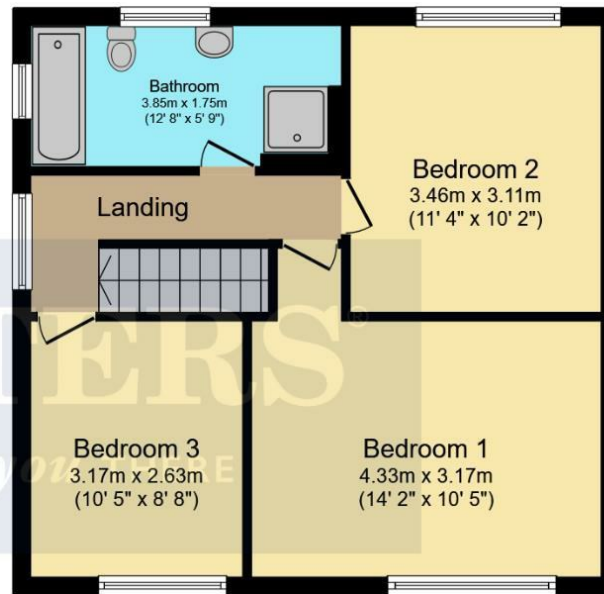






Ground Floor

Floor area 54.8 sq.m. (589 sq.ft.)

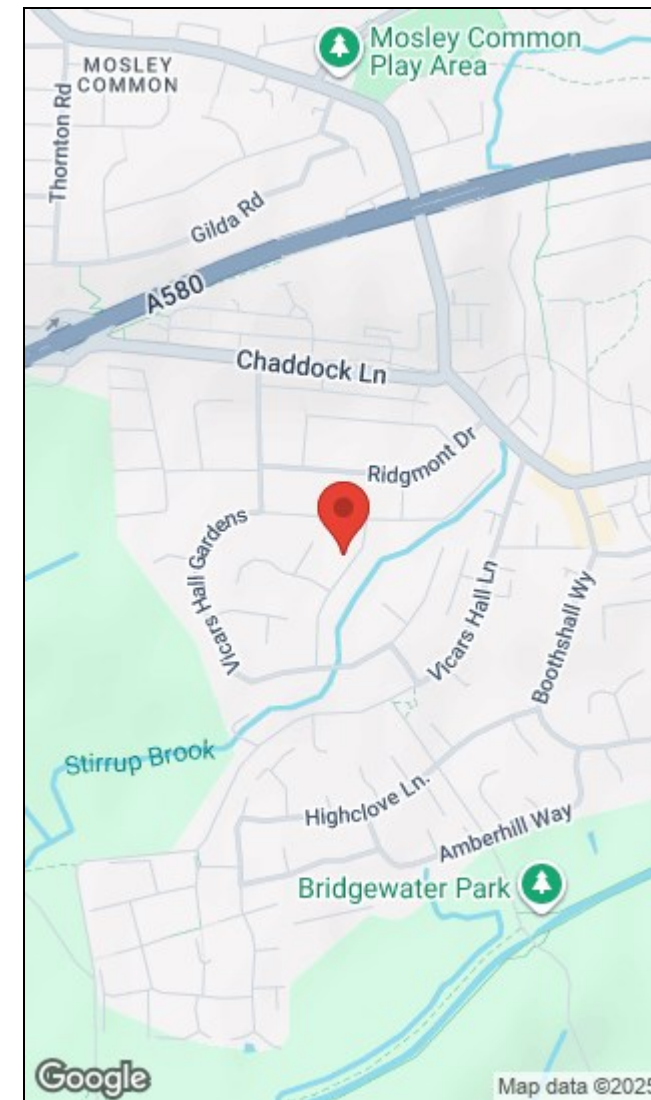


First Floor

Floor area 48.2 sq.m. (518 sq.ft.)

Total floor area: 102.9 sq.m. (1,108 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			(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		
		78			
	65				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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