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Lambton Road, Worsley, Manchester

Offers Over £750,000



A rare opportunity to acquire this substantial and extended three-bedroom detached home, complete with a large double garage and stunning private rear gardens, a home that truly must be seen to be fully appreciated.

The ground floor offers spacious and versatile accommodation, featuring a welcoming entrance hall, an impressive 21' lounge ideal for both relaxing and entertaining, a separate dining room, and a generous kitchen/diner forming the heart of the home with ample storage and dining space.

Uniquely, the property benefits from two well-proportioned bedrooms on the ground floor, offering flexibility for families, guests, or multi-generational living. The principal bedroom benefits from a dressing room and en-suite, creating a superb private retreat. These rooms are served by a conveniently located W/C, making ground floor living entirely possible if desired.

To the first floor, you will find the third bedroom, along with a shower room, creating a private and peaceful upper-level retreat, ideal as a principal suite or guest accommodation.

Externally, the property continues to impress. The large double garage provides excellent storage or further potential (subject to the necessary permissions), while the driveway offers off-road parking for multiple vehicles. To the rear, the property boasts extensive, beautifully maintained and private gardens, a truly stunning outdoor space perfect for entertaining, relaxing, or family enjoyment.

Situated on one of Worsley's most popular and well-regarded roads, the property enjoys a highly desirable location close to excellent schools, local shops and superb transport links, making it an ideal choice for families seeking both comfort and convenience.

Homes of this size, setting and flexibility rarely come to market, early viewing is highly recommended.



KEY FEATURES

- RARE OPPORTUNITY
- STUNNING PRIVATE REAR GARDEN
 - DOUBLE GARAGE
 - EN-SUITE
- MUST BE SEEN TO FULLY APPRECIATE
 - CUL-DE-SAC LOCATION
 - FREEHOLD
- OFF ROAD PARKING FOR MULTIPLE VEHICLES







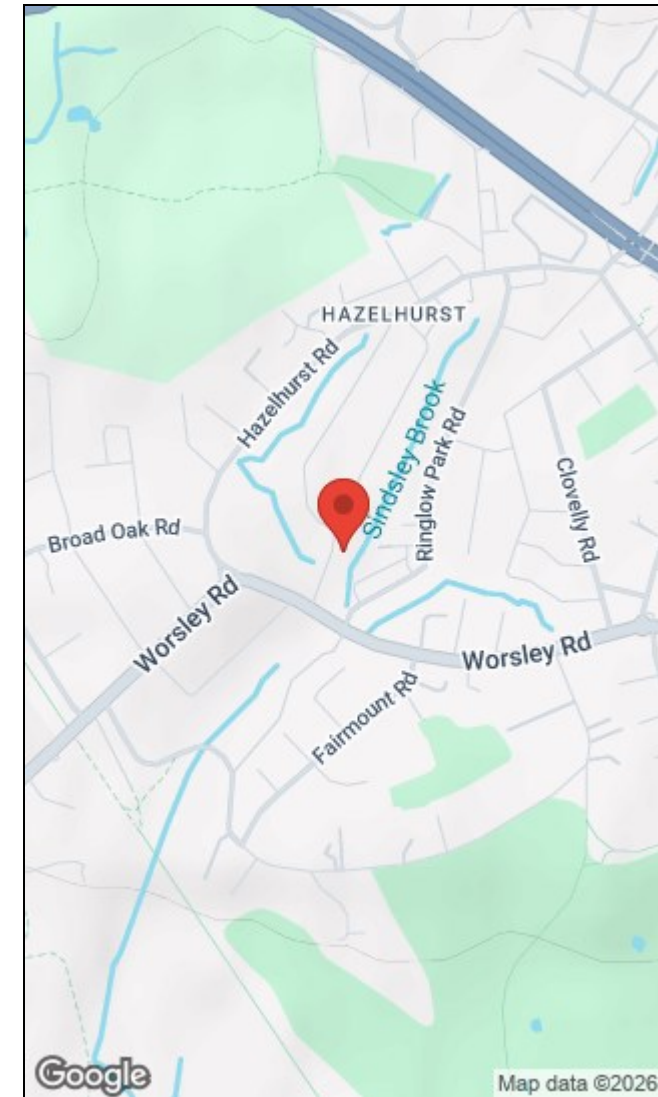
Approximate Gross Internal Area 1496 sq ft - 139 sq m (Excluding Garage)

Ground Floor Area 1232 sq ft – 114 sq m

First Floor Area 264 sq ft – 25 sq m

Garage Ground Floor Area 393 sq ft – 36 sq m

Garage First Floor Area 290 sq ft – 27 sq m



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

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



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