



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

 4  2  2  D



# Ladybridge Avenue, Worsley, Manchester

## Per Calendar Month £2,200 Per Calendar Month

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

Briefly comprising of a front access entrance hall leading to a ground floor three piece shower room. Bay fronted living room with great space for free standing furniture. Dining room with sliding door access to a rear garden facing brick built conservatory. The kitchen benefits from being re-vamped of late and provides integrated appliances. A side porch/utility provides access to the front and rear gardens. First floor living accommodation provides four good sized double bedrooms all with various storage and with newly laid carpets. The landlord has ensured that all bedrooms have been fitted with t.v aerial points. The family bathroom is fitted with a white three piece bathroom suite. Externally, the property is well kept and provides, paving and natural lawn areas. A brick built single garage is in place and fitted with a remote access electric door. There is also a garden shed. The property benefits from 16 Solar powered panels



## KEY FEATURES

- DETACHED
- FOUR BEDROOMS
- TWO BATHROOMS
- CONSERVATORY
- EPC RATING D
- SINGLE GARAGE GARDEN SHED
- OFF ROAD PARKING









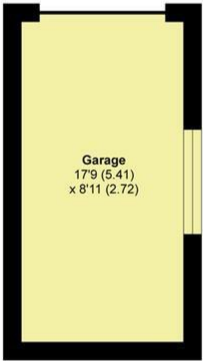




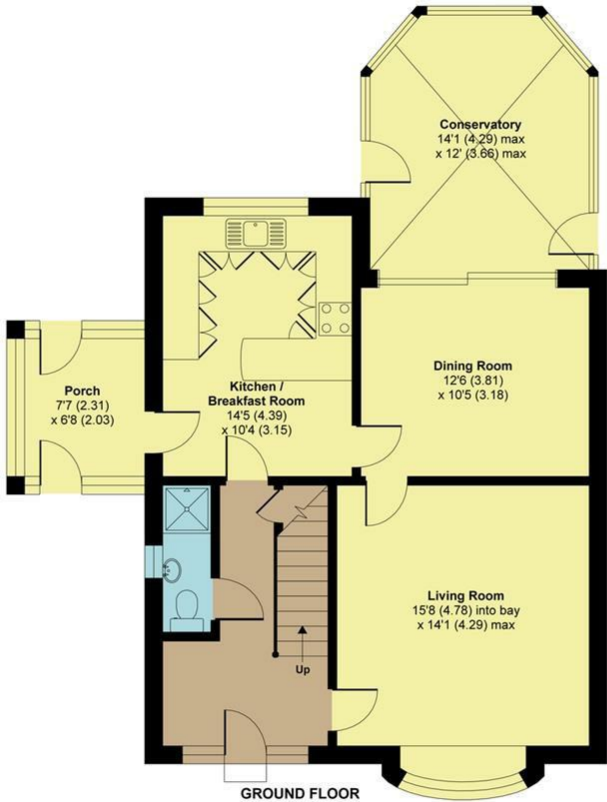
Ladybridge Avenue, Worsley, Manchester, M28

Total = 1650 sq ft / 153.2 sq m (includes garage)

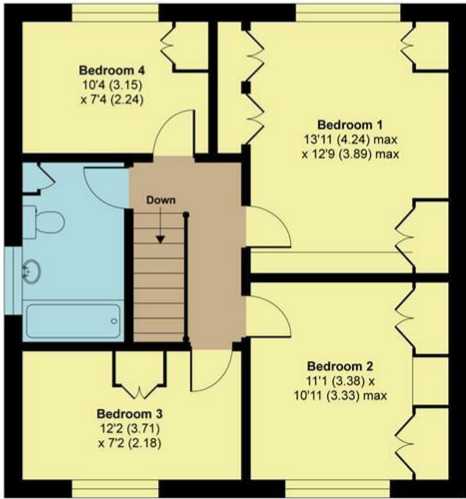
For identification only - Not to scale



GARAGE  
APPROX FLOOR  
AREA 14.9 SQ M  
(160 SQ FT)



GROUND FLOOR  
APPROX FLOOR  
AREA 82.34 SQ M  
(887 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 56 SQ M  
(603 SQ FT)



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 742805



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>63</b>	
England & Wales		
EU Directive 2002/91/EC		

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

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