



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

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# Drywood Avenue, Worsley, Manchester, M28

## Per Calendar Month £4,500 Per Calendar Month

**HUNTERS<sup>®</sup>**

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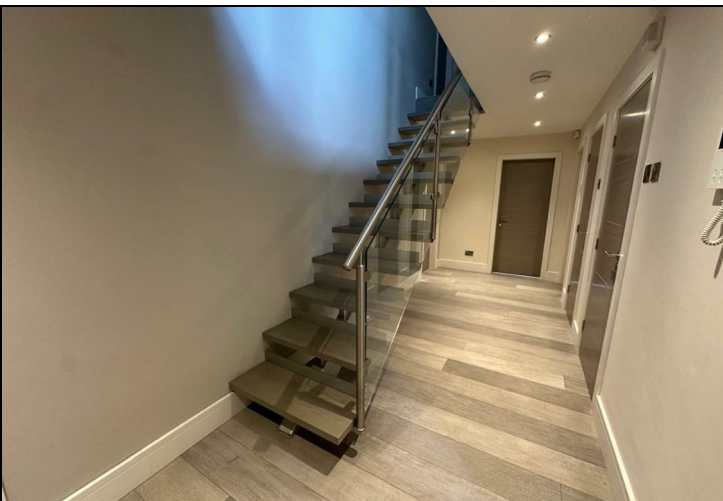
This five bedroom detached house offers superb family living accommodation and is located in a popular and convenient location on one of Worsley's most highly sought after residential cul-de-sacs. This property is within walking distance of the well regarded Bridgewater private school and Broadoak primary and junior school. There are several bus routes nearby giving access to the City. The excellently presented and spacious accommodation briefly comprises of an entrance porch, entrance hall, lounge, dining room, 2nd sitting room, a double glazed conservatory, a fitted kitchen, utility room and a guest WC. On the first floor of the house you will find the master bedroom with an ensuite dressing room and an ensuite shower room, a further bedroom with an ensuite shower room, three bedrooms and a bathroom. There are gardens to three sides of the house. A driveway provides ample parking for several vehicles and leads to an integral double garage with an electronically operated up and over door. The property also benefits from central heating and double glazing.





## KEY FEATURES

- 5 BEDROOM DETACHED HOUSE
- 2 ENSUITE BEDROOMS, FAMILY BATHROOM
- HIGHLY SOUGHT AFTER LOCATION, CUL-DE-SAC POSITION
  - EXCELLENTLY PRESENTED
  - IDEALLY PLACED FOR COMMUTING
  - EPC RATING C
- RECEPTION HALL, 3 RECEPTION ROOMS
- DOUBLE GLAZED CONSERVATORY
- FITTED KITCHEN, UTILITY ROOM

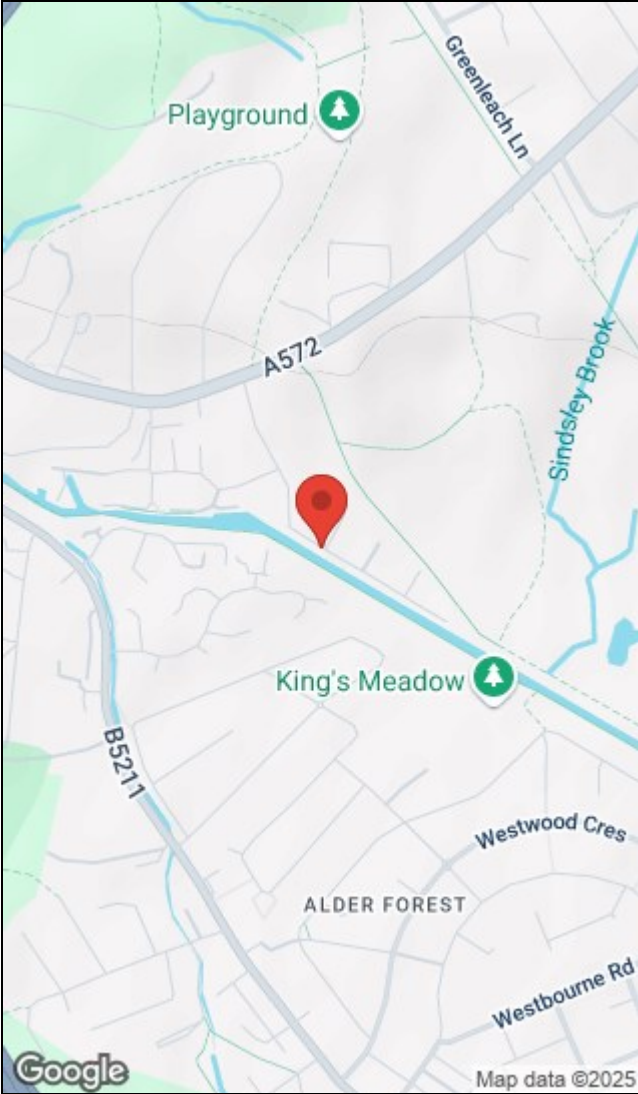
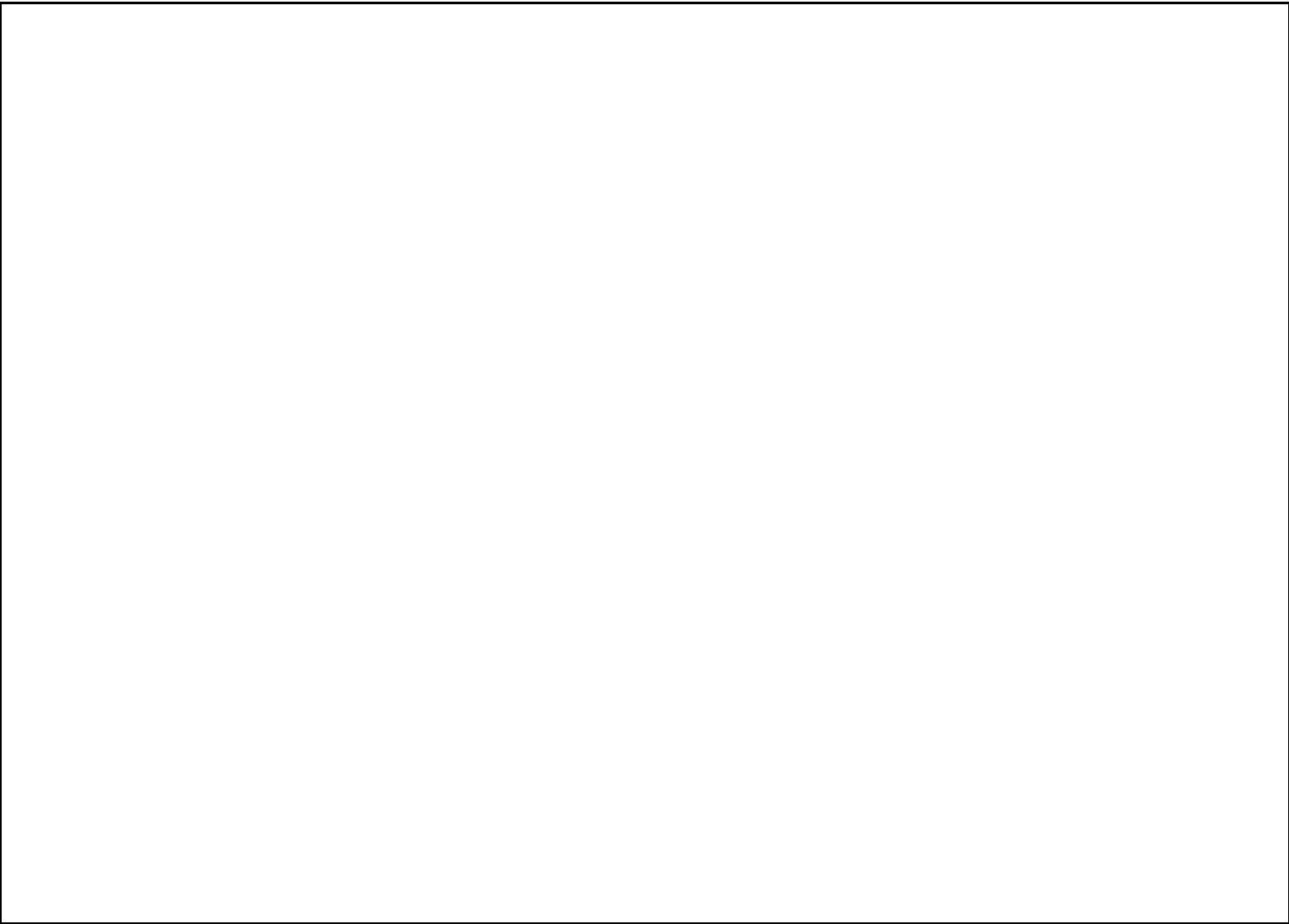












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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