



## Ridgegreen, Manchester

- SUPERBLY PRESENTED
- SET OVER THREE FLOORS
- UTILITY ROOM
- MODERN FITTED KITCHEN
- CLOSE TO ST ANDREWS SCHOOL

- FOUR BEDROOMED
- MASTER EN SUITE
- EPC RATING C
- OFF ROAD PARKING
- PART FURNISHED

**£1,200 Per Calendar Month**

**HUNTERS®**

HERE TO GET *you* THERE

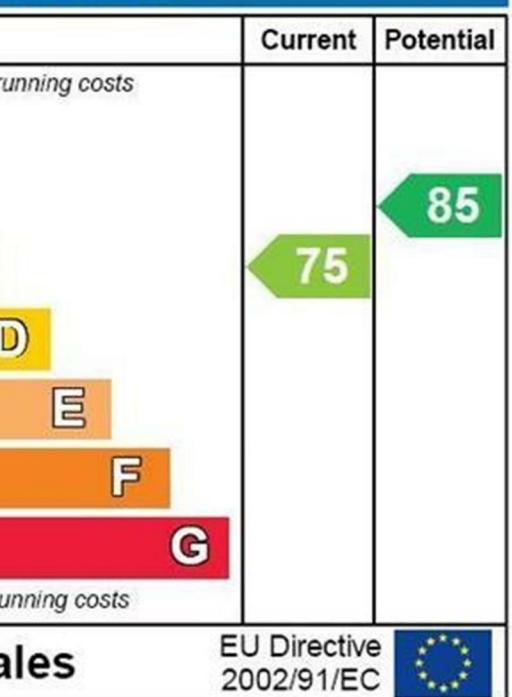
# Ridgegreen, Manchester

## DESCRIPTION

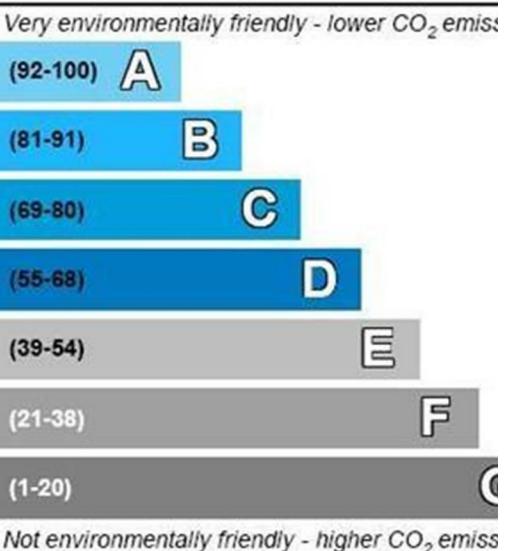
HUNTERS are pleased to offer for rent this four bedoomed town house set within a cul-de-sac position in Boothstown, Worsley. Briefly comprising of an entrance hall with storage under the stairs and to a single garage with up and over door. A handy utility room with rear access door, is fitted with wooden units, hand wash basin and space for appliances. A fourth bedroom/snug is a double room and has access to the rear garden through Upvc French doors. To the first floor is a rear aspect lounge with Juliette balcony with park views beyond the garden, L shaped to dining room space with ample room for a good sized dining table and chairs. A modern fitted kitchen benefits from wooden wall and base units, worktops, tiled splashback, integrated electric oven, gas hob and space for further appliances. A further staircase leads to the second floor providing access to two double bedrooms and good sized single bedroom. The master bedroom benefits from an en suite shower room fitted with a three piece bathroom suite comprising of a shower unit, w.c and a hand wash basin. The family bathroom is fitted with a three piece bathroom suite comprising of a bath with shower over, w.c and a hand wash basin. Externally, off road parking ahead of a single garage is provided to the front. low maintenance garden boasting wooden decking, decorative stone areas and secured wooden fencing.



# Eco Rating



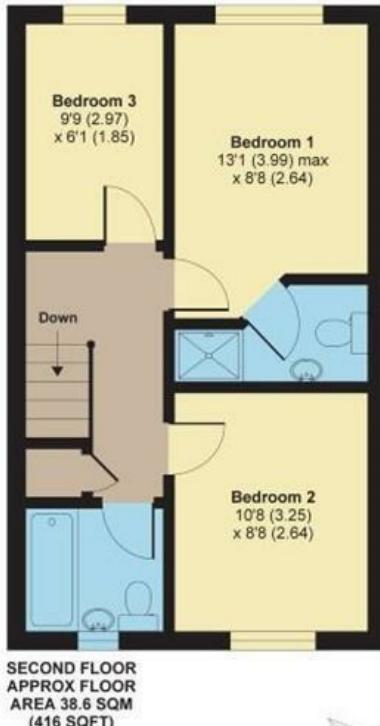
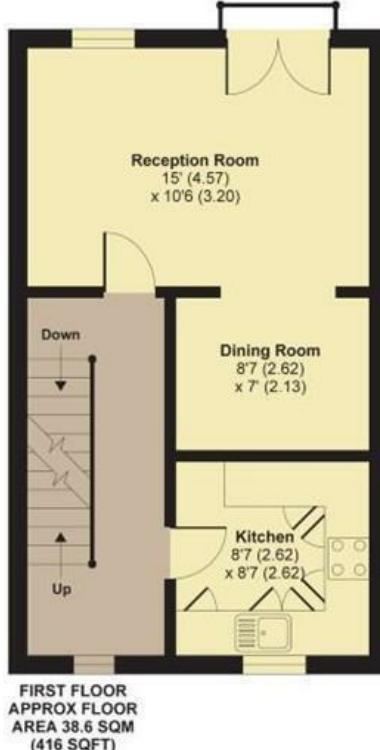
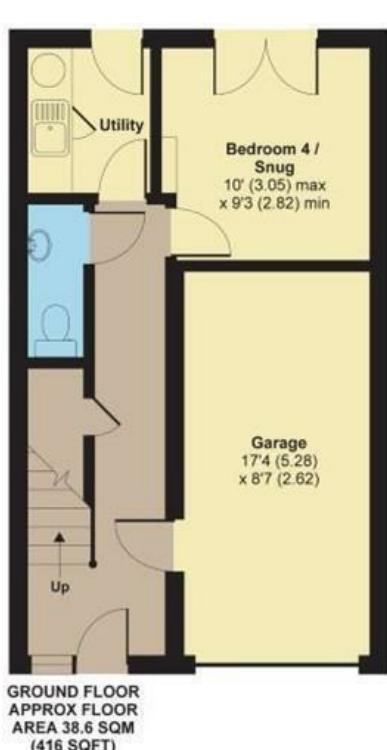
## Environmental Impact (CO<sub>2</sub> emissions)



**England & Wales**



## Ridgegreen, Worsley, Manchester, M28 1GL



### APPROX. GROSS INTERNAL FLOOR AREA 1248 SQ FT 115.9 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

6 Worsley Road, Worsley, M28 2NL  
Tel: 0161 790 9000 Email: [worsley@hunters.com](mailto:worsley@hunters.com) [www.hunters.com](http://www.hunters.com)



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	75	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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