



Old Boatyard Lane, Manchester

- 4 Bedrooms
- Village Location
- Well Presented
- En-suite Master Bedroom
- Two Parking spaces
- Excellent Transport Links

£1,850 Per Month

HUNTERS®
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Old Boatyard Lane, Manchester

DESCRIPTION

Hunters Worsley are delighted to introduce to the market this excellent townhouse property on Old Boatyard Lane, Worsley Village.

On entrance, there is a welcoming hallway with downstairs W.C, the kitchen is to the front aspect of the property and is fully fitted with base/wall units, integrated appliances and a breakfast bar. To the rear aspect is the spacious family lounge / diner, under stairs storage and double doors leading out to the private garden.

To the first floor, to the rear aspect is a double bedroom overlooking the rear garden, and to the front aspect there is a further double bedroom and a single bedroom. There is also a three piece family bathroom tiled throughout.

To the second floor, there is the master bedroom with apex & velux windows to the front aspect, there is also a dressing area and a three piece en-suite shower room to the rear aspect.

Externally, the property benefits from two parking spaces to the front, and to the rear a low maintenance private garden with lawned & patio areas enclosed by fencing.

Location wise, the property is set just off Worsley Green in the heart of Worsley Village with the Bridgewater Canal on your doorstep. You will find plenty of bars, restaurants and shops within the village and picturesque walks with Worsley Woods & the looline a stones throw away. Transport links are second to none with the M60/M602/M62 close by to link you to Manchester and the whole North West.





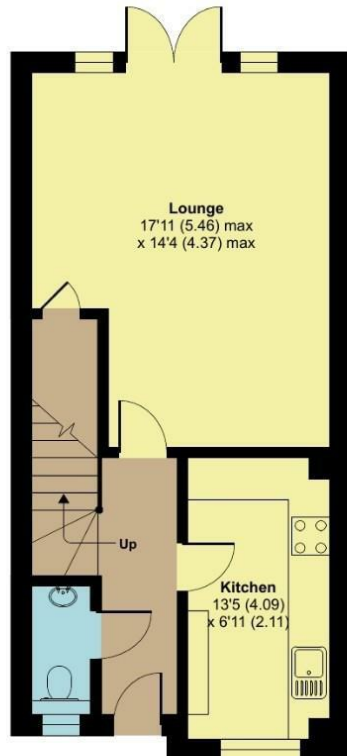
Old Boatyard Lane, Worsley, Manchester, M28



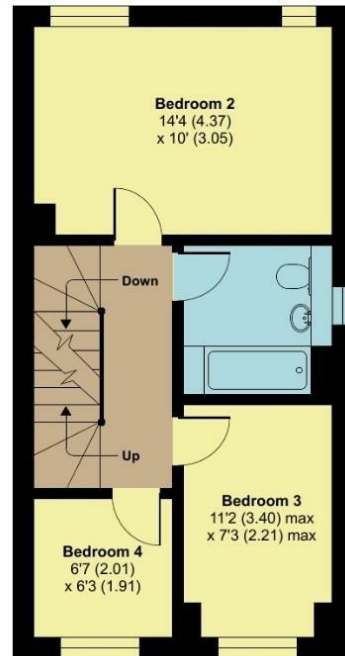
Approximate Area = 1238 sq ft / 115 sq m
Limited Use Area(s) = 52 sq ft / 4.8 sq m
Total = 1290 sq ft / 119.8 sq m

For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR
APPROX FLOOR
AREA 41.8 SQ M
(450 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39 SQ M
(420 SQ FT)



SECOND FLOOR
APPROX FLOOR
AREA 34.2 SQ M
(368 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 891589

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

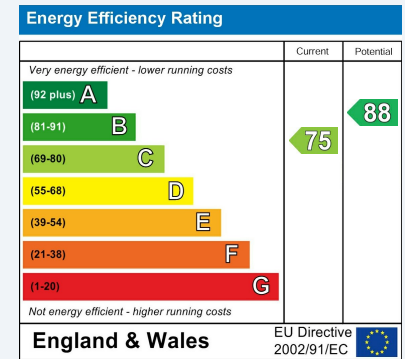
Tel: 0161 790 9000 Email:

worsley@hunters.com <https://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.



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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