



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Hollinswood Road, Worsley

£395,000

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

A superb fully renovated FREEHOLD four double bedroom semi-detached home, perfectly located in the heart of Boothstown. This impressive property has been completely refurbished throughout, offering a stunning open plan layout with a contemporary, move-in-ready finish.

The property is approached via a block paved driveway providing ample off-road parking. Step inside to a welcoming hallway with staircase to the first floor, leading into the true heart of the home, a spacious open plan kitchen, dining, and family area. The modern kitchen features sleek high gloss units with integrated appliances including oven, grill, hob, fridge freezer, washing machine, dryer, microwave, and dishwasher. There is also a convenient downstairs WC. Flooded with natural light, this space flows seamlessly into the conservatory which opens out onto a large private south-facing garden.

Upstairs, you will find four immaculate double bedrooms, along with a converted attic fitted with a Velux skylight. This provides excellent storage as well as a versatile space suitable for multiple uses. A stylish family bathroom completes the upper floor.

The outside space is what really makes this home stand out. The beautifully landscaped rear garden is fully enclosed and wonderfully private, featuring a lawn and a superb covered entertainment area. It is the perfect setting for alfresco dining, relaxing summer days, and entertaining with family and friends.

Tucked away in a quiet cul-de-sac off Leigh Road, the home enjoys excellent amenities on the doorstep. Boothsbank Park with its children's play area, tennis courts, and bowling green is just around the corner. Local shops, cafés, and bars can be found at the nearby Stansfield Centre. Boothstown Village, the Bridgewater Canal, St Andrews Primary School which has an Outstanding Ofsted rating, and RHS Bridgewater Gardens are all within easy reach.

This property is truly a gem, stylish, spacious, and ready to move straight into.

## KEY FEATURES

- FOUR DOUBLE BEDROOMS
- LARGE SOUTH FACING GARDEN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - CUL-DE-SAC LOCATION
  - WELL PRESENTED
- OPEN PLAN KITCHEN/ DINING/ LIVING AREA
  - CONSERVATORY
- MUST BE SEEN TO FULLY APPRECIATE
  - DOWNSTAIRS W/C
  - FREEHOLD



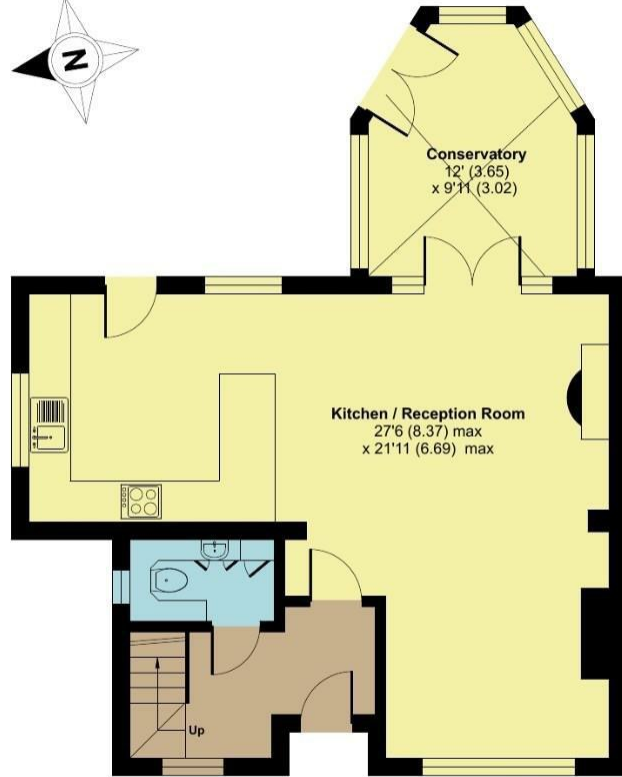




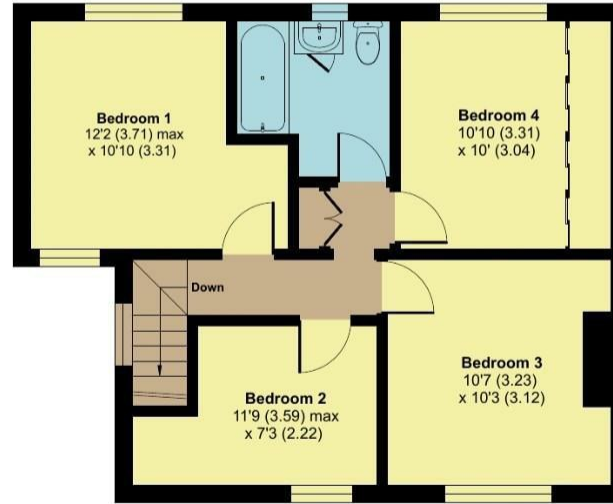
# Hollinswood Road, Worsley, Manchester, M28

Approximate Area = 1200 sq ft / 111.4 sq m

For identification only - Not to scale



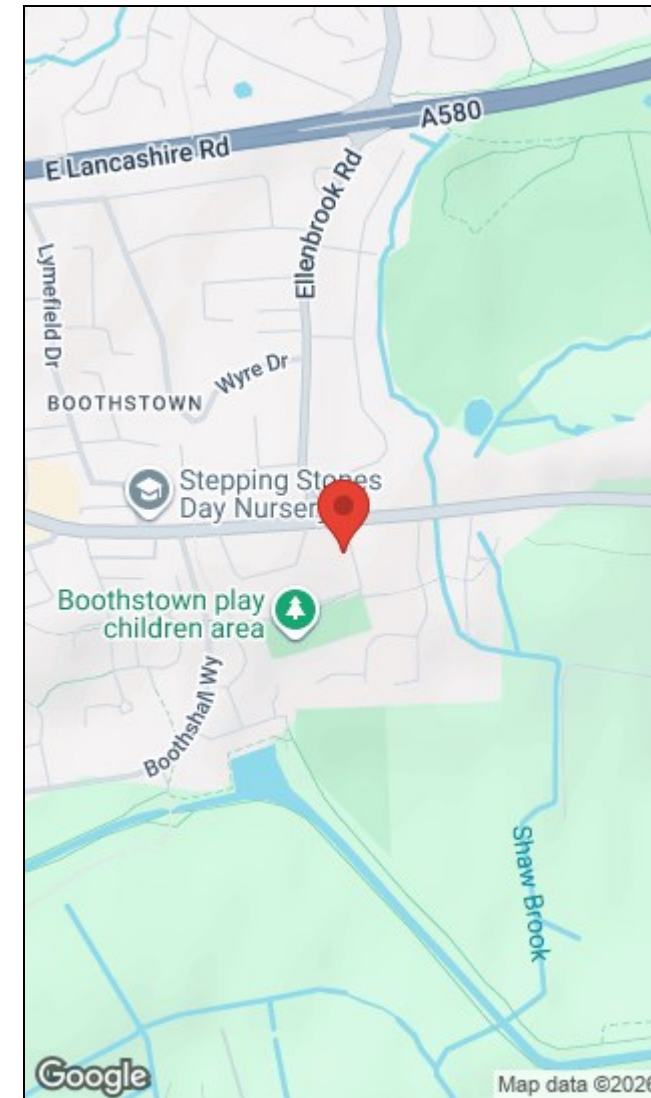
**GROUND FLOOR**  
APPROX FLOOR  
AREA 60.4 SQ M  
(651 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 51 SQ M  
(549 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hunters Property Group. REF: 1354158



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 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



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.