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3 1 2 E

Mulgrave Road, Worsley

Offers In The Region Of £380,000



Welcome to this beautifully presented three double bedroom family home, perfectly positioned in one of Worsley's most sought-after locations. Offering spacious and stylish accommodation throughout, this superb NO CHAIN property is ideal for growing families looking to enjoy both modern living and an exceptional lifestyle setting.

The accommodation comprises a welcoming entrance hallway, spacious living room, separate dining room, modern fitted kitchen with integrated appliances, bright conservatory and a convenient downstairs WC. To the first floor are three generous double bedrooms, a contemporary family bathroom and separate WC, providing excellent space for family living.

Externally, the property benefits from attractive gardens to both the front and rear, offering ideal spaces for relaxing, entertaining and enjoying the outdoors.

The location is truly outstanding. Situated close to the picturesque Worsley Loopline, residents can enjoy scenic walks and cycle routes leading towards Monton and beyond. Roe Green is widely regarded as one of the most desirable pockets of Worsley, renowned for its leafy surroundings, charming village atmosphere and strong sense of community.

Just a short stroll away is historic Worsley Village and the beautiful Bridgewater Canal, where you'll find an excellent selection of restaurants, bars, independent cafés and local amenities. Families are also well served by highly regarded schools, while commuters benefit from excellent transport links via the A580 and M60, providing easy access to Manchester City Centre and across the North West.

Combining generous living space, stylish presentation and an enviable location, this is a wonderful family home that must be viewed to be fully appreciated.



KEY FEATURES

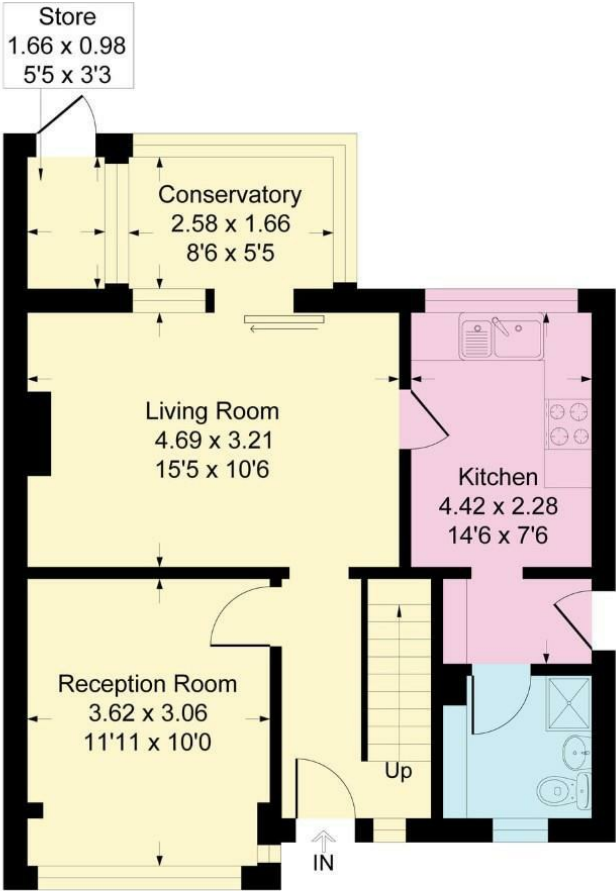
- NO CHAIN
- HIGHLY SOUGHT AFTER LOCATION
- THREE GOOD SIZED BEDROOMS
- PRIVATE LARGE REAR GARDEN
- UTILITY ROOM WITH DOWNSTAIRS
W/C
- ROE GREEN VILLAGE
- FREEHOLD



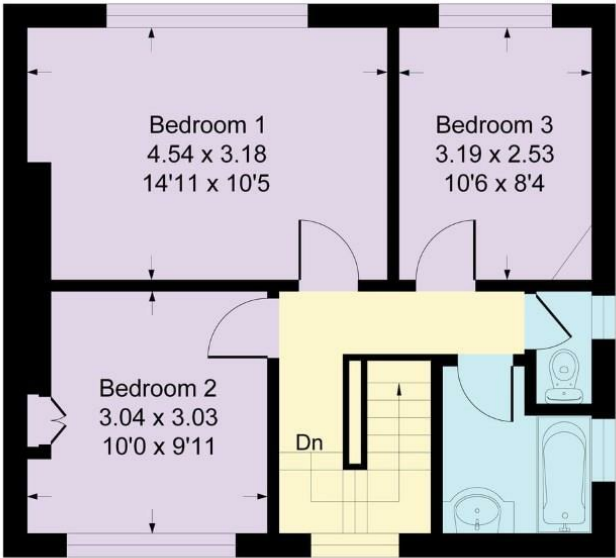




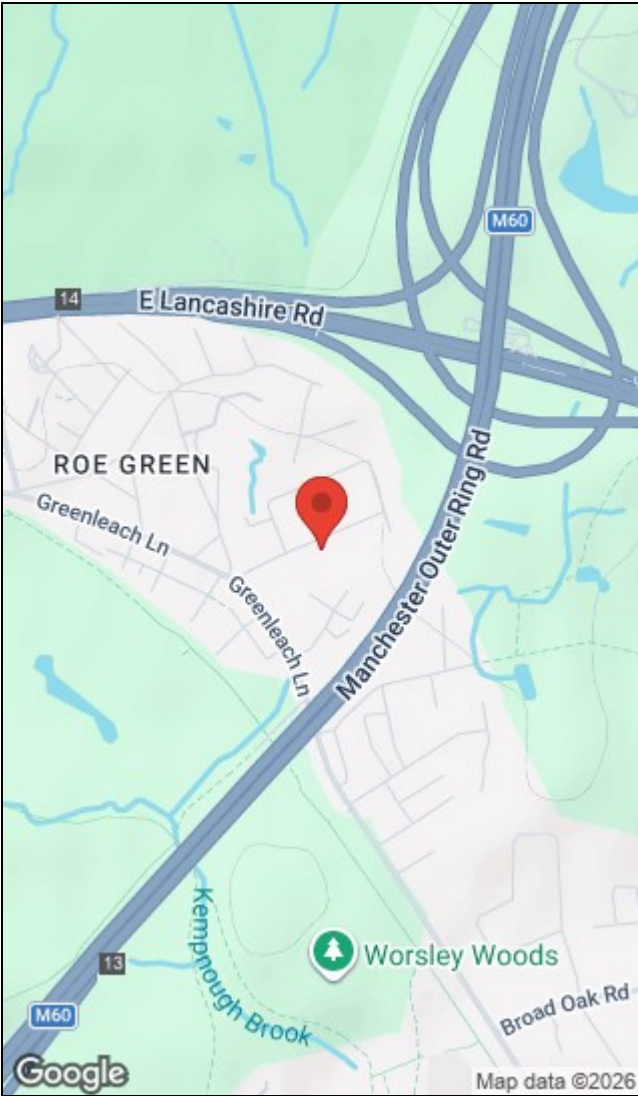
Approximate Gross Internal Area = 100.1 sq m / 1078 sq ft



Ground Floor



First Floor



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

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