



**HUNTERS**<sup>®</sup>  
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4 2 3 C

# Oldcott Close, Worsley, Manchester

£775,000

**HUNTERS**<sup>®</sup>  
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This stunning extended detached family home occupies a generous plot within an exclusive cul-de-sac development of just 6 properties in one of Boothstown's most desirable locations. Beautifully presented throughout, the property offers immaculate move-in ready accommodation with a superb balance of space and style. A house perfectly suited to modern family living.

The heart of the home is the impressively extended open-plan kitchen / dining room providing a fantastic space for everyday living and entertaining. The room includes Origin sliding doors opening onto a same level terrace ideal for al fresco dining. Included in the kitchen are Neff & Bosch appliances and a Quooker tap.

The main entrance to the house leads into a central hall with galleried landing. Leading off the hall is a separate lounge, a cosy snug for more relaxed evenings and a WC. A useful utility room with internal access to the double garage further enhance the practicality of the ground floor.

To the first floor, the property continues to impress with four well proportioned bedrooms, including a particularly generous principal suite and a contemporary family bathroom.

Externally, the home enjoys wrap-around private rear gardens which offer a high degree of privacy. The sizeable plot, coupled with the peaceful setting, creates a real sense of exclusivity rarely found.

Finished to an exceptional standard throughout and located close to excellent local amenities, highly regarded schools and good transport links, this is a home that truly must be seen to be fully appreciated.



## KEY FEATURES

- SECLUDED CUL-DE-SAC IN A HIGHLY SOUGHT AFTER LOCATION
- FOUR DOUBLE BEDROOMS
- WRAP AROUND GARDENS
- EXTENDED KITCHEN/LIVING/DINING ROOM
- DOUBLE GARAGE WITH ELECTRIC DOORS
  - UTILITY ROOM
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- 1968 SQ FT – 183 SQ M INTERNAL AREA EXCLUDING GARAGE
- MUST BE SEEN TO FULLY APPRECIATE





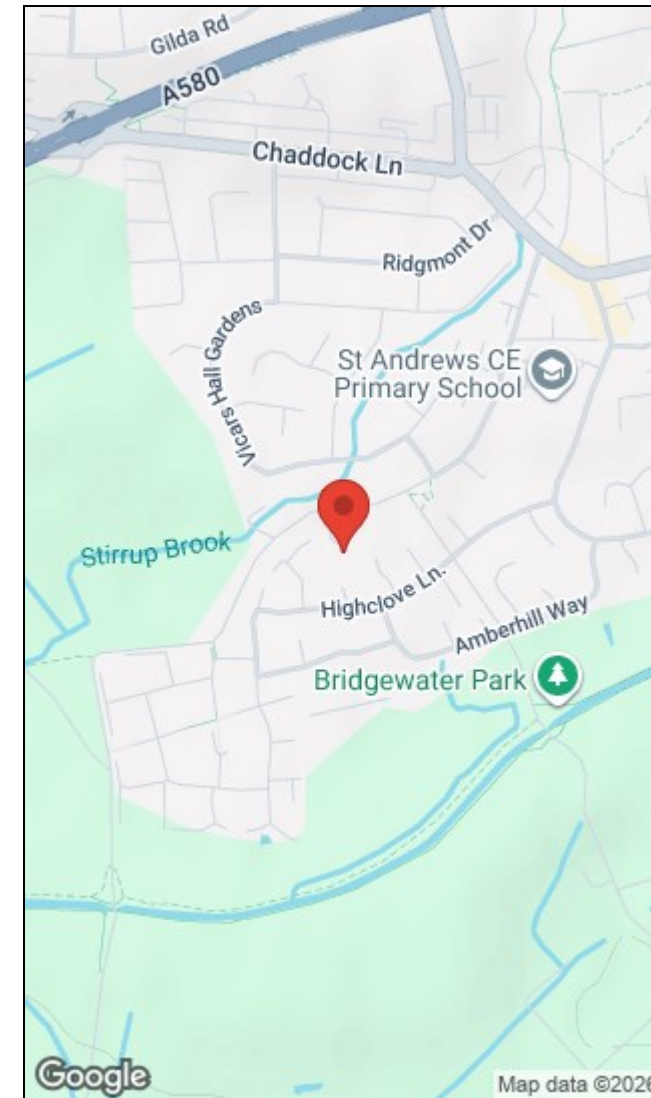
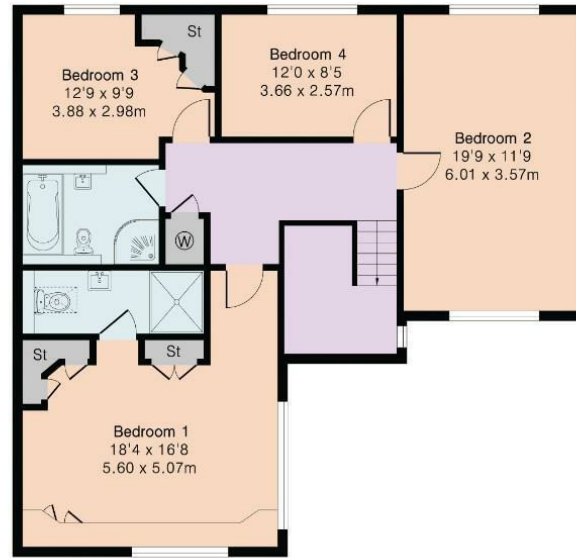
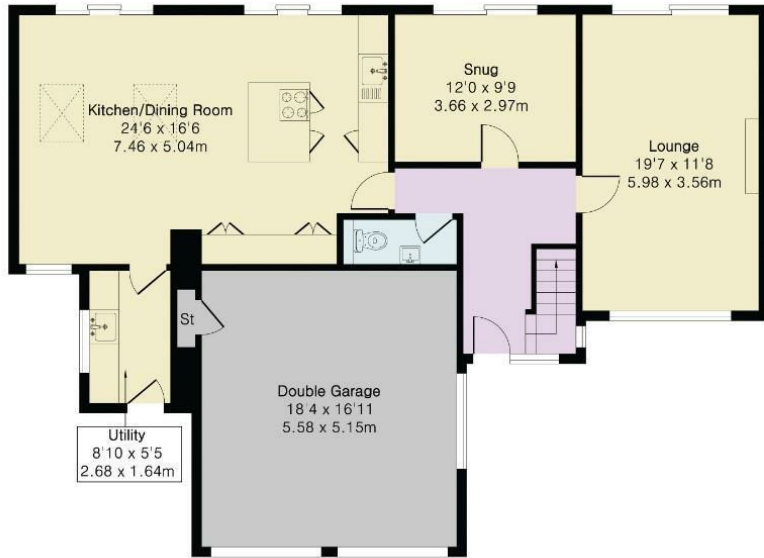


**Approximate Gross Internal Area 1968 sq ft - 183 sq m  
(Excluding Garage)**

Ground Floor Area 957 sq ft – 89 sq m

First Floor Area 1011 sq ft – 94 sq m

Garage Area 309 sq ft – 29 sq m



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	
	70		78
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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