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Fellfoot Close, Manchester

Offers Over £400,000



Positioned in a quiet cul-de-sac within a highly sought-after pocket of Boothstown, this four-bedroom detached family home offers excellent space and huge potential throughout. Being sold with NO ONWARD CHAIN

The property comprises four well-proportioned bedrooms and three generously sized reception rooms, providing flexible living space for family life, entertaining, or home working. While the interior would benefit from modernisation, the layout offers an ideal canvas for buyers looking to create a home tailored to their own tastes and requirements.

The home sits on an impressive plot with private landscaped gardens to the rear, featuring a patio area ideal for relaxing or outdoor dining. To the front, there is a large driveway providing off-road parking for multiple vehicles, along with a single integral garage offering further storage or conversion potential (subject to planning).

One of the key highlights of this property is its prime location near Boothstown Marina, offering peaceful canal-side walks and a short stroll to the popular Moorings pub and restaurant, a family-friendly local spot for food and drinks. The area is well connected with excellent transport links via the A580 East Lancs Road and nearby motorway access, making commuting into Manchester and surrounding areas convenient.

Families will also appreciate the close proximity to a range of well-regarded local schools, including St Andrew's C of E Primary School, rated 'Outstanding' by Ofsted, and Boothstown Methodist Primary School.

This is a rare opportunity to acquire a spacious family home in a fantastic location, with scope to modernise and add value. Early viewing is highly recommended.

KEY FEATURES

- FOUR BEDROOMS
- QUIET CUL-DE-SAC LOCATION
- HIGHLY SOUGHT AFTER LOCATION
- PRIVATE SOUTH FACING GARDEN
 - GARAGE
- OFF ROAD PARKING
 - EN-SUITE
 - DETACHED
- UTILITY ROOM
 - NO CAHIN





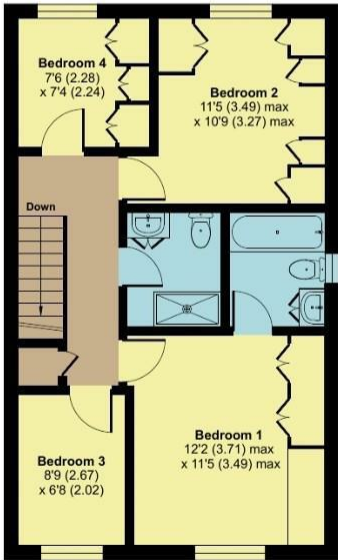
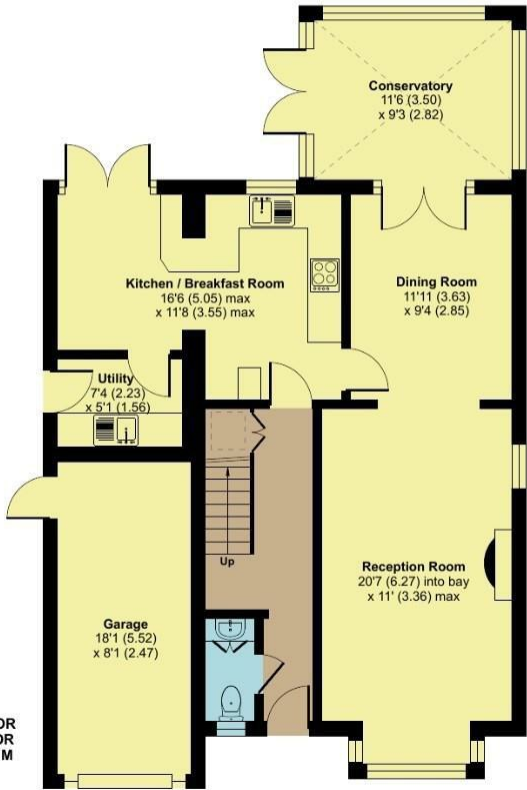


Fellfoot Close, Worsley, Manchester, M28

Approximate Area = 1340 sq ft / 124.4 sq m
Garage = 140 sq ft / 13 sq m
Total = 1480 sq ft / 137.4 sq m
For identification only - Not to scale



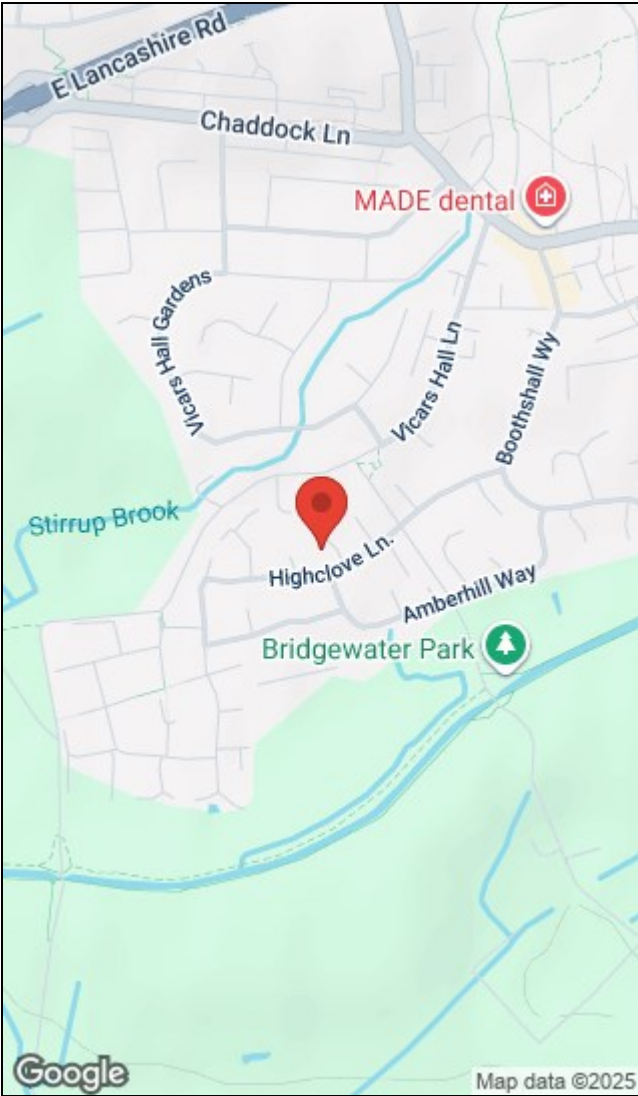
GROUND FLOOR
APPROX FLOOR
AREA 74.1 SQ M
(798 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 50.3 SQ M
(542 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1329705



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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