



HUNTERS®

HERE TO GET *you* THERE

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Barton Road, Worsley, Manchester

£1,450,000



This exceptional five-bedroom detached home, perfectly positioned in the heart of the beautiful and historic Worsley Village. Thoughtfully designed and immaculately maintained, this outstanding family home offers an unparalleled combination of modern luxury, advanced smart technology, and timeless style.

From the moment you enter, the home impresses with its spacious, light-filled entrance hall and flows effortlessly into an expansive open-plan kitchen, dining, and living space. The bespoke kitchen is a true centrepiece, featuring a suite of premium integrated appliances including a duel wine cooler, microwave, large integrated American-style fridge and range cooker, and a contemporary boiling water tap. A separate utility area houses an additional integrated fridge freezer and wine cooler, providing perfect functionality for entertaining.

Smart living is fully integrated, with intelligent Philips Hue lighting throughout, sensor-activated taps and lighting in the downstairs WC, and a full Hive heating system, controllable from your smartphone for ultimate convenience and energy efficiency.

Upstairs, the home continues to impress. The principal bedroom benefits from a stylish en-suite bathroom complete with underfloor heating and an additional standout feature is the hydrotherapy bath and a walk-in dressing area. The main family bathroom is a fully tiled wet room, perfect for relaxation and wellness at home.

Security and peace of mind are paramount, with a comprehensive CCTV system offering coverage via 11 cameras, full alarm system, and outdoor lighting for added safety and ambience.

Externally, the beautifully landscaped rear garden has been designed with entertaining in mind. A large Indian stone patio leads to a bespoke granite-topped bar, perfect for summer evenings. There's also ample space for a hot tub, neatly manicured lawn, and convenient access to a detached garage with adjacent private parking.



KEY FEATURES

- HEART OF WORSLEY VILLAGE
- LARGE PRIVATE SOUTH FACING REAR GARDEN
- FIVE BEDROOMS
- THREE BATHROOMS
- MOVE IN READY
- NO CHAIN
- GARAGE
- STUNNING VIEWS OF THE BRIDGEWATER CANAL
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- FREEHOLD



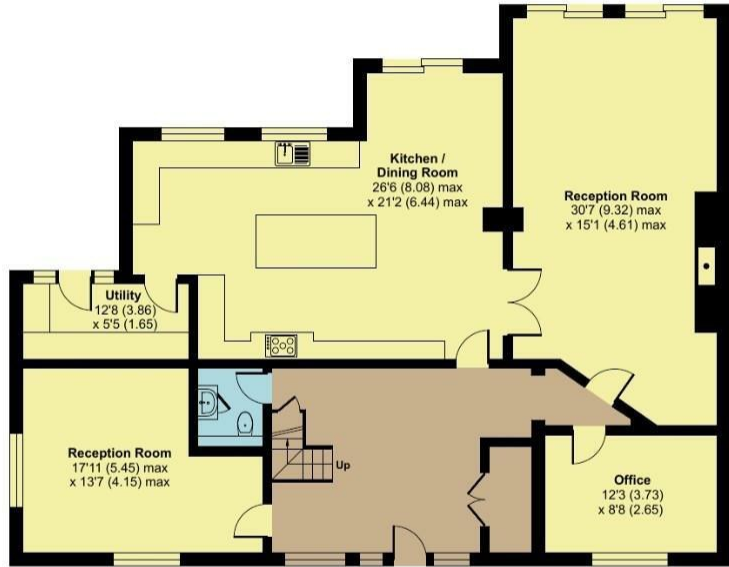




Barton Road, Worsley, Manchester, M28

Approximate Area = 2900 sq ft / 269.4 sq m

For identification only - Not to scale



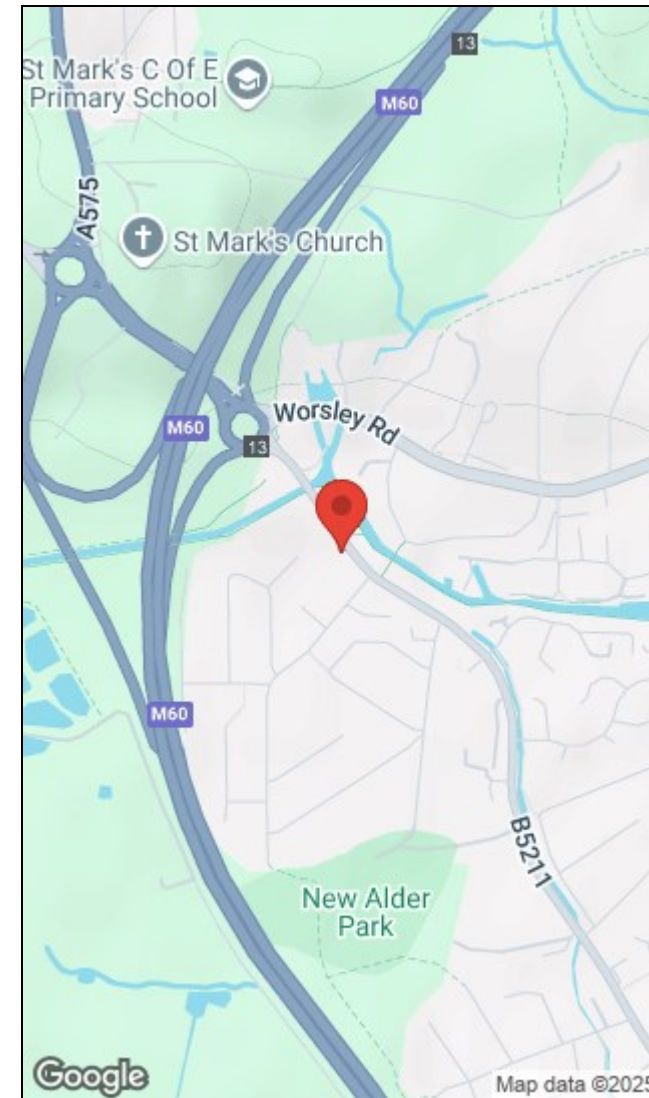
GROUND FLOOR
APPROX FLOOR
AREA 154.4 SQ M
(1663 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 114.9 SQ M
(1237 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: 1303490



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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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