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# Worsley Road, Swinton, Manchester, M27 5SF

## Offers In The Region Of £315,000



A superb location ideal for access to Manchester City Centre. Four bedrooms, master en suite, open plan living to the ground floor. Contemporary styling. Gated parking to the rear. Enclosed low maintenance rear garden. Leasehold - Date : 4 November 2016, Term : From and including 4 November 2016 to 7 September 2863

Briefly comprising of an entrance hall with guest w.c fitted with a two piece bathroom suite. Open plan living room with views of the rear garden and fitted modern kitchen with white wall and base units, Granite worktops and integrated appliances comprising of a dishwasher, tumble dryer, five ring gas hob, oven, extractor hood and a fridge-freezer. A utility cupboard is provided under the stairs.

Carpeted stairs lead to the first floor landing allowing access to two double bedrooms, one single bedroom used as a dressing room which would also work great as a home office and a family bathroom fitted with a three piece bathroom suite comprising of a bath with shower over, w.c and a hand wash basin.

A second staircase leads to the top floor with master suite comprising of a good sized bedroom with built in storage and a en suite shower room fitted with a shower, dual hand wash basins and a w.c

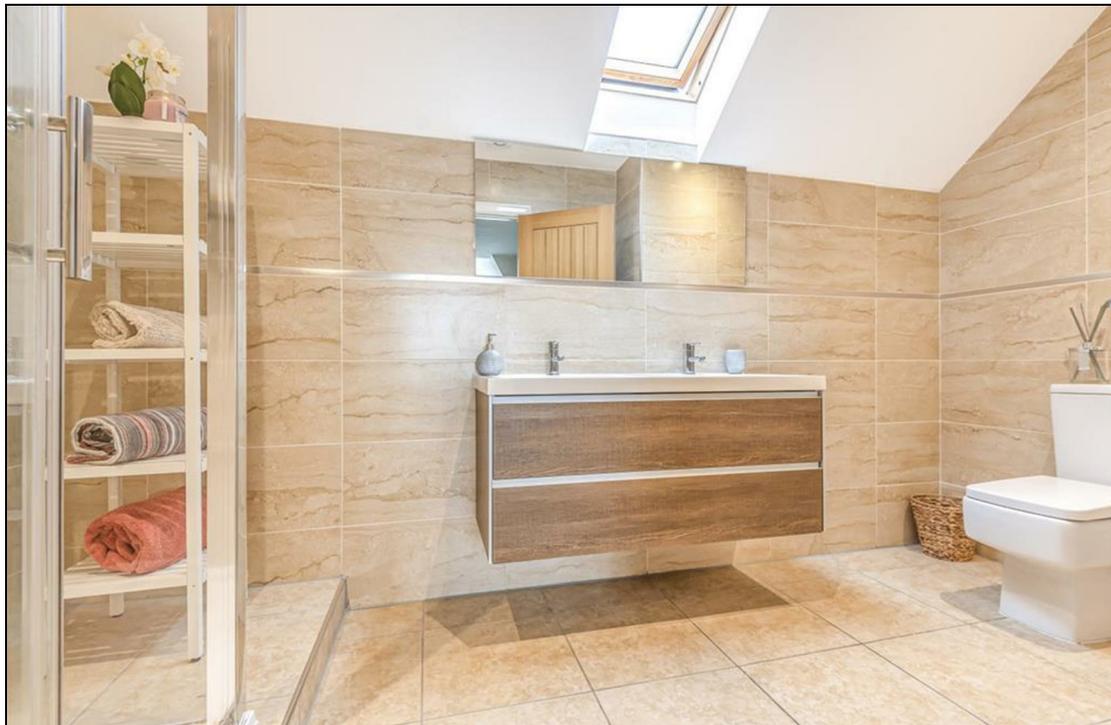
Externally the property is set back from the road with a gated wall to the front, whilst the rear provides a good sized and low maintenance garden providing an artificial lawn and paved patio area. The vendor has advised that they also have use of a bin store to the rear of the garden.

With access and private gated parking from Harrowby Road, this stunning property is located perfectly between Swinton Town Centre and Worsley Village and is well located for excellent schools.

## KEY FEATURES

- FOUR BEDROOMS
- SET OVER THREE FLOORS
- OPEN PLAN LIVING TO THE GROUND FLOOR
- MASTER EN SUITE
- GUEST W.C
- EPC RATING B
- GATED PARKING TO THE REAR
- ENCLOSED REAR GARDEN
- WELL LOCATED FOR LOCATING



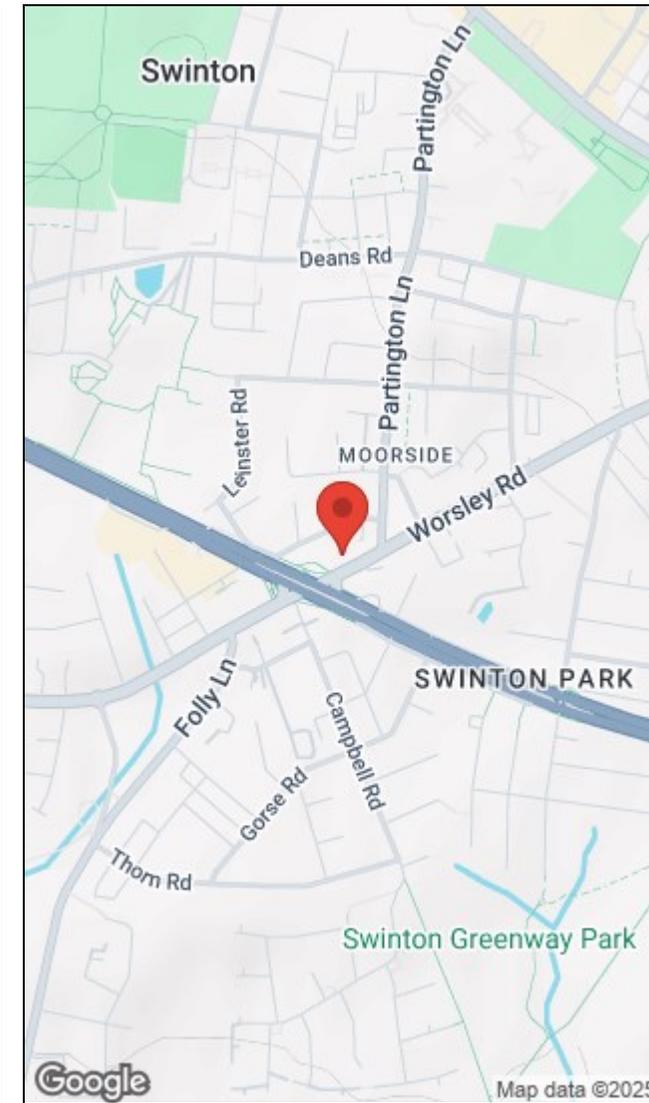
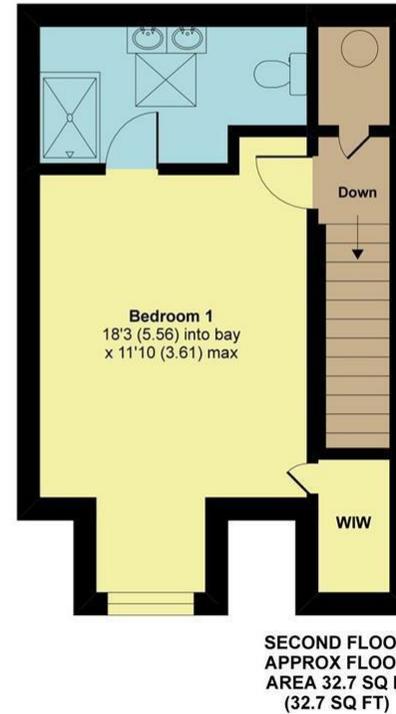
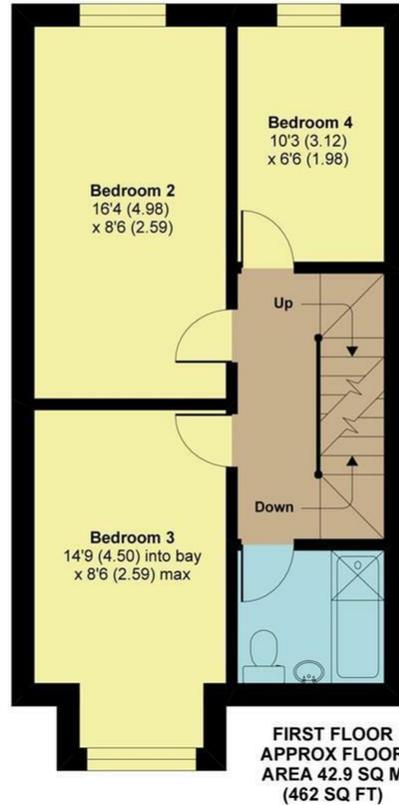
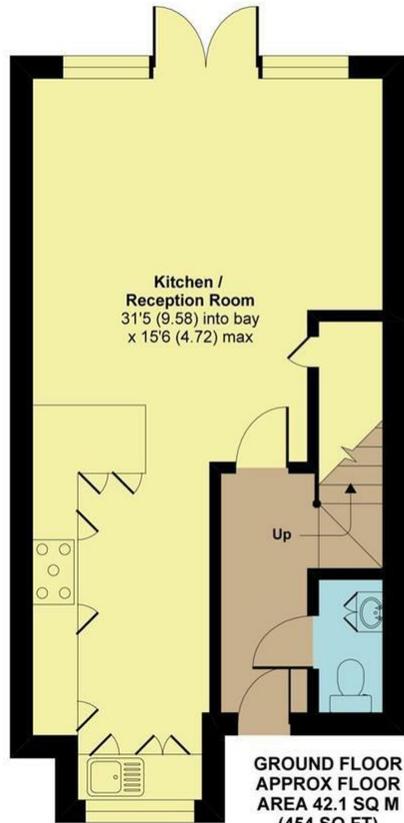




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Approximate Area = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 680291

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	
Current: <b>84</b>	Potential: <b>93</b>	Current: <b>84</b>	Potential: <b>93</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales

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