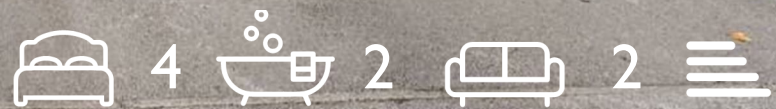




HUNTERS[®]
HERE TO GET *you* THERE



Kirkstone Avenue, Worsley, Manchester

£325,000



A spacious and well-presented four-bedroom family home, offering generous living accommodation across two floors together with off-road parking to the front. With approximately 1,117 sq ft of internal accommodation, the property provides a versatile layout that would suit a growing family.

On entering the property, the welcoming ground floor leads through to a bright and generously proportioned living room, providing a comfortable space to relax and unwind. To the rear is a spacious newly kitchen/dining room, offering plenty of room for both everyday family dining and entertaining.

The ground floor also benefits from a well-sized fourth bedroom, making the accommodation particularly versatile and ideal for families, guests or those looking for a home office. There is also useful storage throughout, along with access to a handy external shed.

Upstairs, the property offers a further three bedrooms, including two generous double bedrooms and a single bedroom which would make an ideal child's bedroom, home office or dressing room. The first floor is completed by a family bathroom.

Externally, the property benefits from off-road parking to the front, while the additional outdoor space provides further practicality for family living.

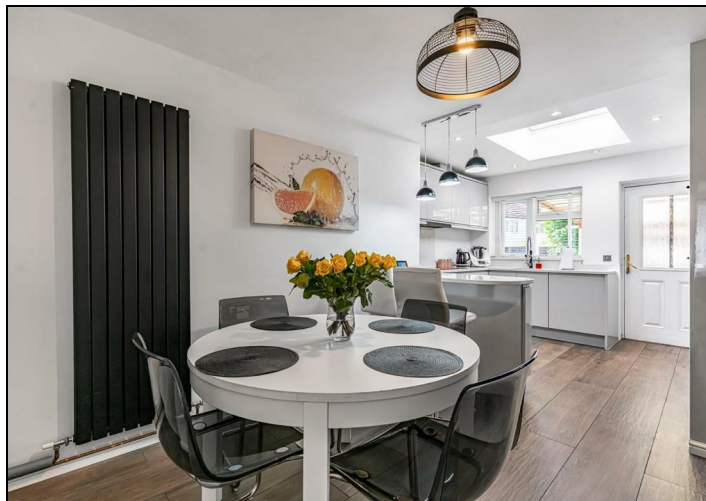
The location is particularly convenient, with easy access to the wide range of shops, amenities, bars and restaurants available in Worsley, Walkden and the surrounding areas. The property is also well placed for a selection of well-regarded public and private schools, making it an appealing choice for families.

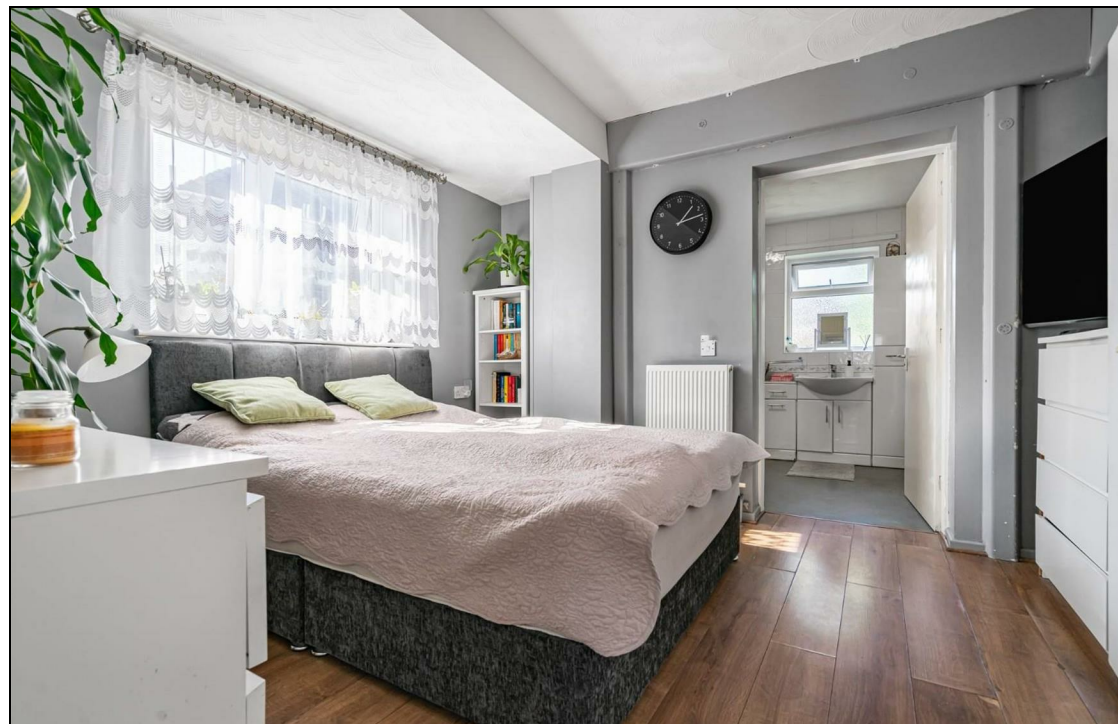
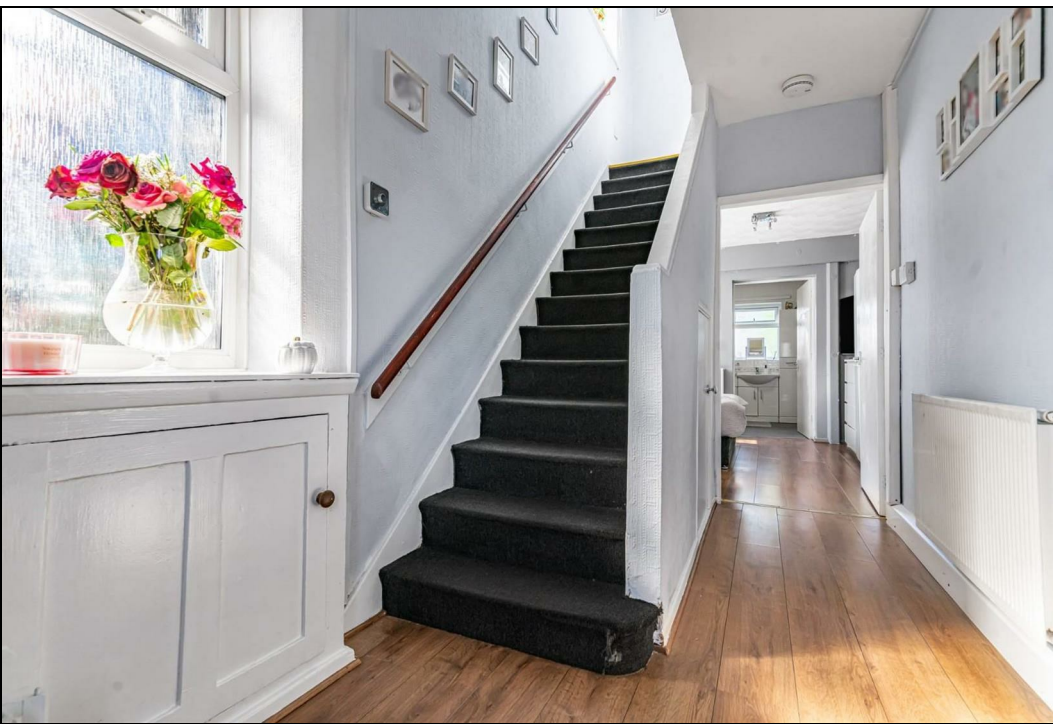
For commuters, there are excellent transport links nearby, providing convenient access to Manchester and the wider North West.



KEY FEATURES

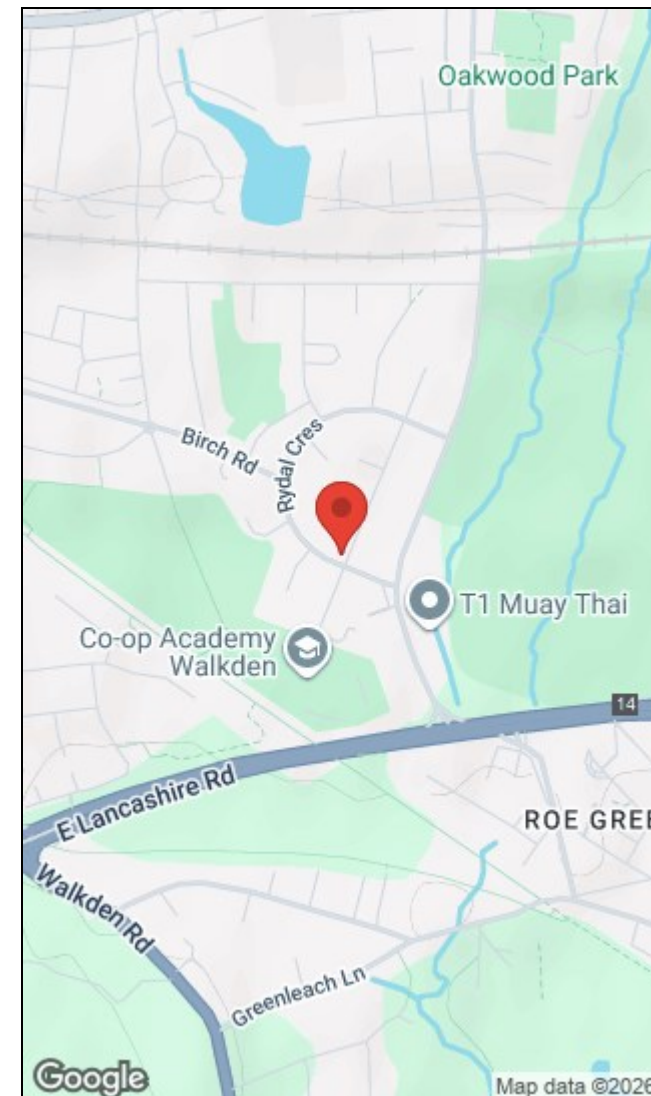
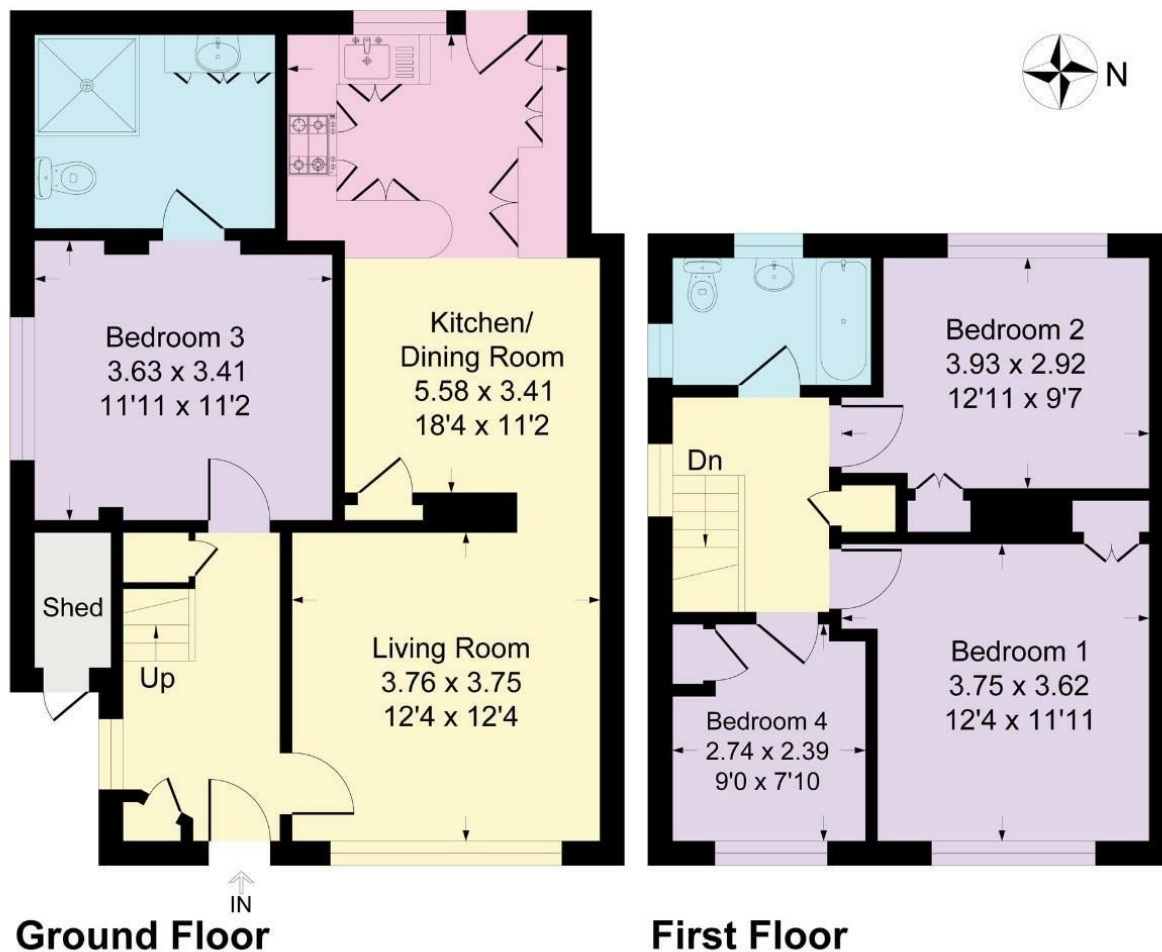
- FOUR BEDROOMS
- TWO BATHROOMS
- EXTENDED
- NEWLY FITTED OPEN PLAN KITCHEN/DINING ROOM
- PRIVATE GARDEN
- OFF ROAD PARKING
- FREEHOLD







Approximate Gross Internal Area = 103.7 sq m / 1117 sq ft



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

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

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