







HUNTERS[®]
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Hindburn Drive, Worsley, Manchester

£415,000



This spacious four-bedroom detached family home offers a fantastic opportunity for buyers seeking a property with great potential. While in need of modernisation, it boasts a generous layout, well-proportioned rooms, and a superb location that combines suburban tranquillity with everyday convenience.

On the ground floor, the entrance hall leads to three versatile reception spaces: a bright lounge, a separate dining room, and a conservatory. The kitchen, while currently separate, provides scope for reconfiguration if desired. A conservatory to the rear overlooks the garden, and a ground-floor WC adds practicality.

Upstairs, the home features four bedrooms, including a substantial master bedroom with en-suite shower room. A further three bedrooms are served by a family bathroom, offering ample space for families of all sizes.

Externally, the property includes a driveway to the front and a rear garden, offering an inviting outdoor space.

The property is perfectly positioned within easy reach of the excellent range of shops, cafes, and amenities that Worsley and the surrounding areas provide. It is also ideally situated for access to both highly regarded public and private schools, making it a great choice for families. For commuters, major transport links are close by, along with the Worsley Loop Line, offering convenient connections into Manchester city centre and across the North West.



KEY FEATURES

- NO CHAIN
- FOUR BEDROOMS
- EN-SUITE
- QUIET CUL-DE-SAC LOCATION
- OFF ROAD PARKING
- GARAGE
- DOWNSTAIRS W/C
- FREEHOLD



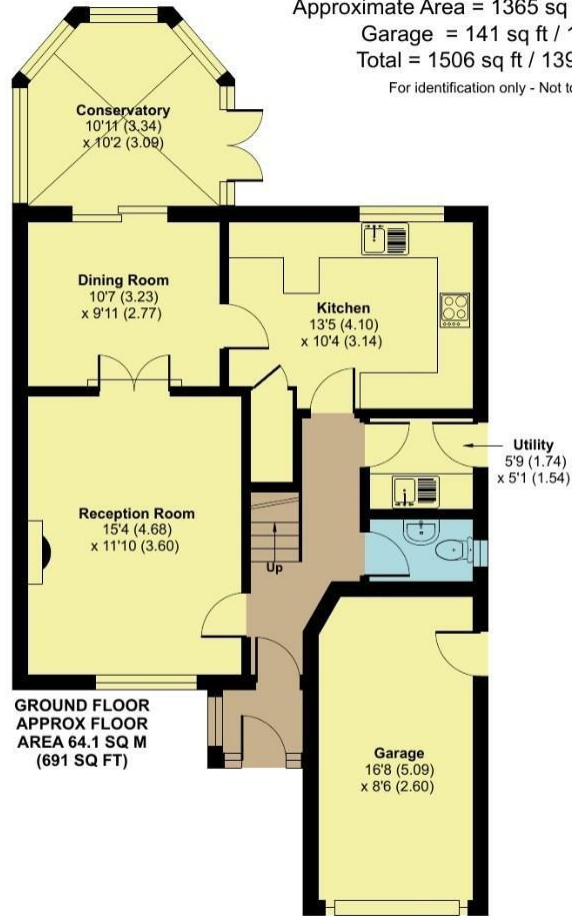




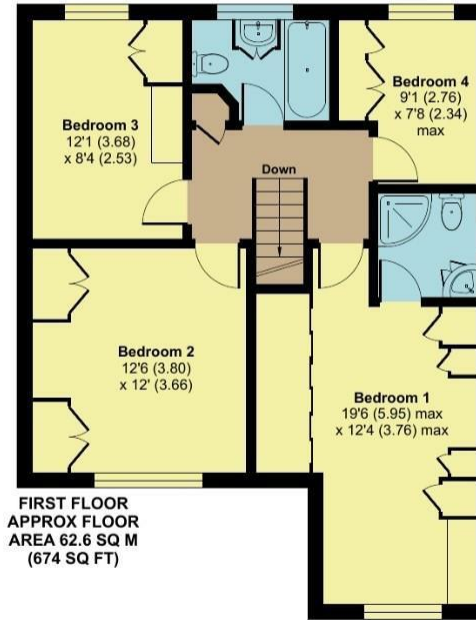


Hindburn Drive, Worsley, Manchester, M28

Approximate Area = 1365 sq ft / 126.8 sq m
Garage = 141 sq ft / 13 sq m
Total = 1506 sq ft / 139.8 sq m
For identification only - Not to scale



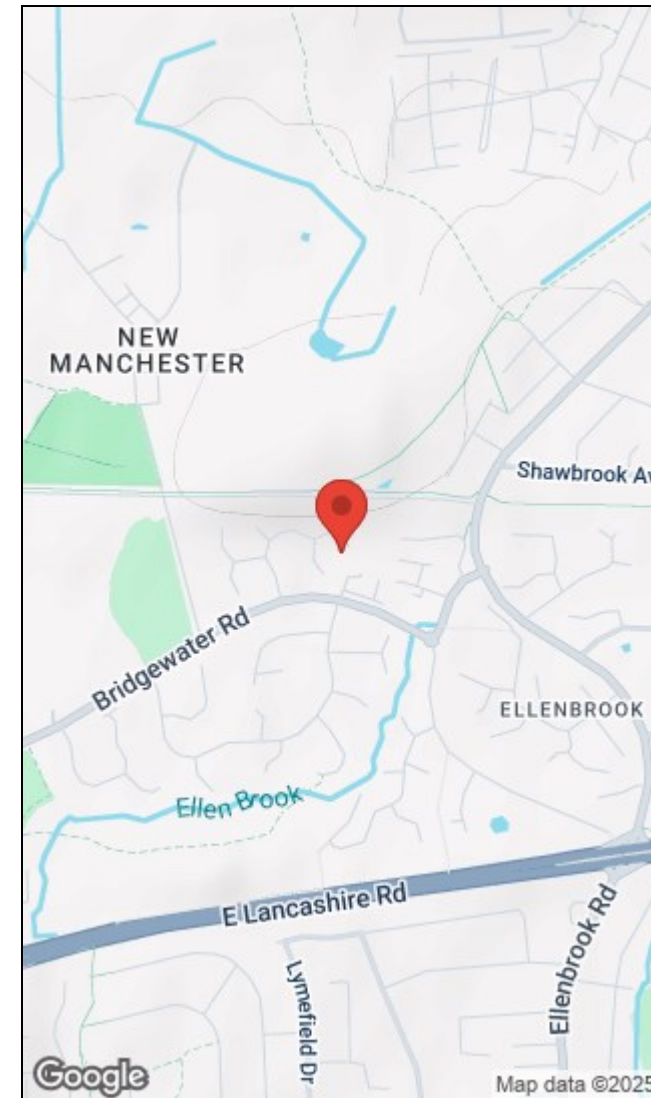
GROUND FLOOR
APPROX FLOOR
AREA 64.1 SQ M
(691 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 62.6 SQ M
(674 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: 1359615



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		
	69	80			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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