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# Greenacre Lane, Worsley, Manchester

## Offers In The Region Of £590,000



Situated in the heart of highly sought-after Worsley Village, this exceptional four-bedroom semi-detached family home has been beautifully refurbished throughout, combining character and charm with stylish contemporary living. Offering over 1,500 sq ft of versatile accommodation across two floors, this is a rare opportunity to acquire a truly turnkey home in one of the area's most desirable locations.

The accommodation is thoughtfully arranged to suit modern family life. A welcoming entrance hallway leads to a spacious bay-fronted lounge. The stunning open-plan kitchen/dining room forms the heart of the home, featuring ample workspace, quality fittings and direct access to the gardens. A separate utility room, downstairs WC and a versatile study/home office further enhance the practicality of the ground floor.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom, all served by a beautifully appointed contemporary family bathroom. A useful loft room on the second floor provides excellent additional space, ideal for storage, hobbies or potential future development, subject to the necessary consents.

Externally, the property occupies an enviable corner plot with attractive gardens to the side and rear, offering plenty of outdoor space for families, entertaining and relaxing. The mature setting creates a wonderful sense of privacy while complementing the character of the home.

Location is a key feature of this superb property. Positioned within walking distance of the picturesque Bridgewater Canal, residents can enjoy scenic waterside walks, independent cafés, restaurants, traditional pubs and local shops, all on the doorstep. Excellent transport links, including nearby bus routes and easy access to the M60 motorway network, provide convenient connections to Manchester City Centre and beyond.

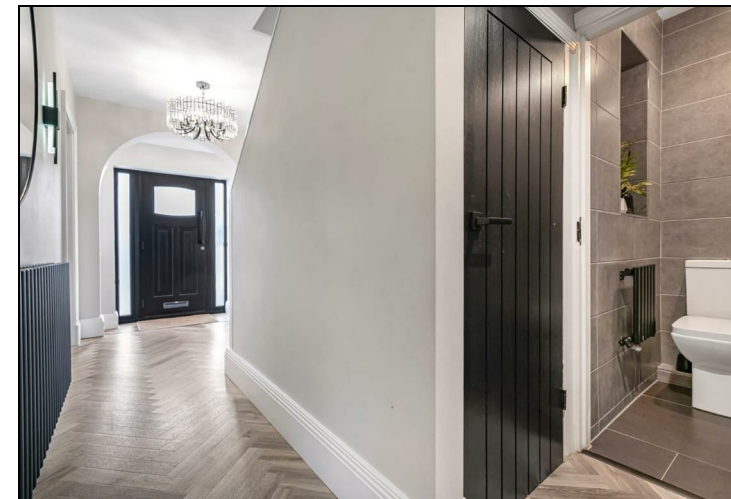
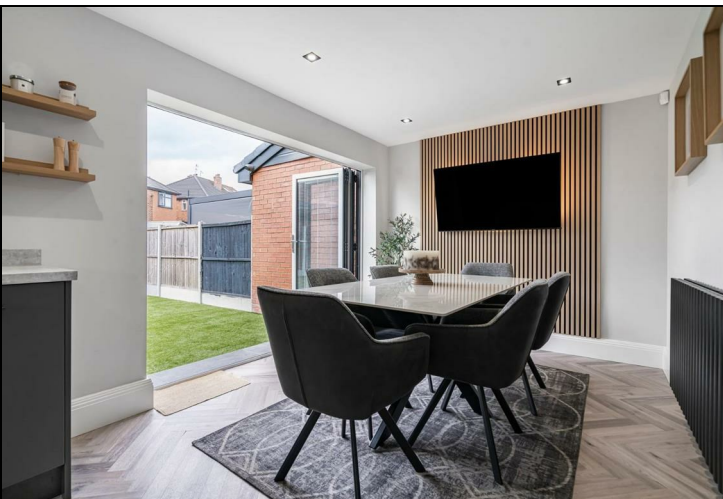
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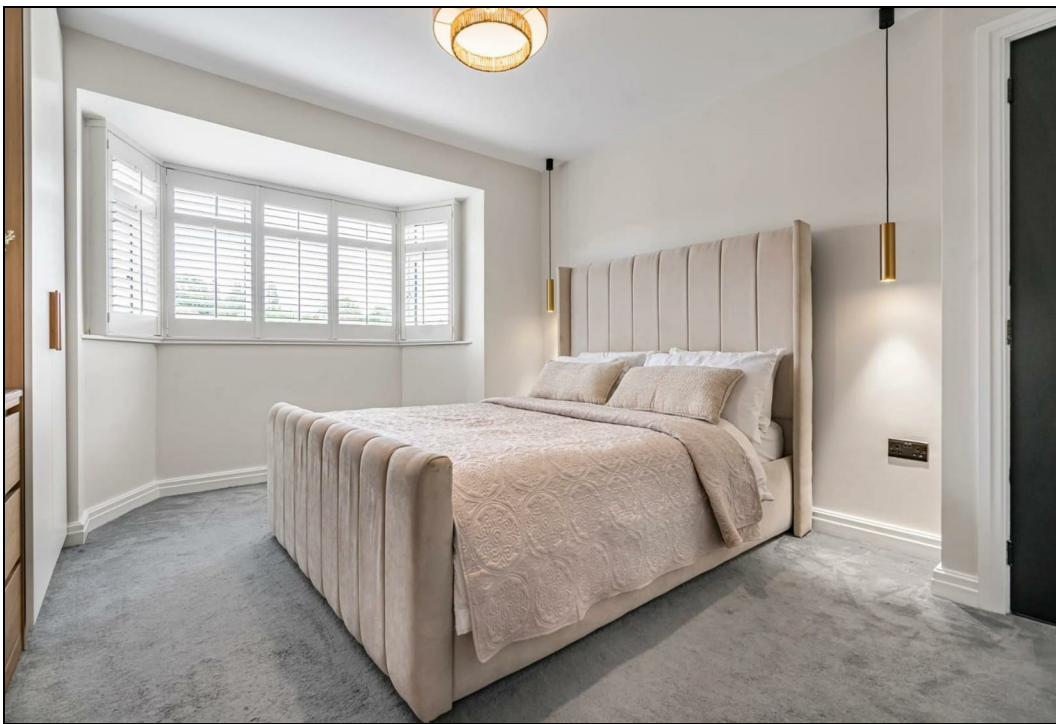




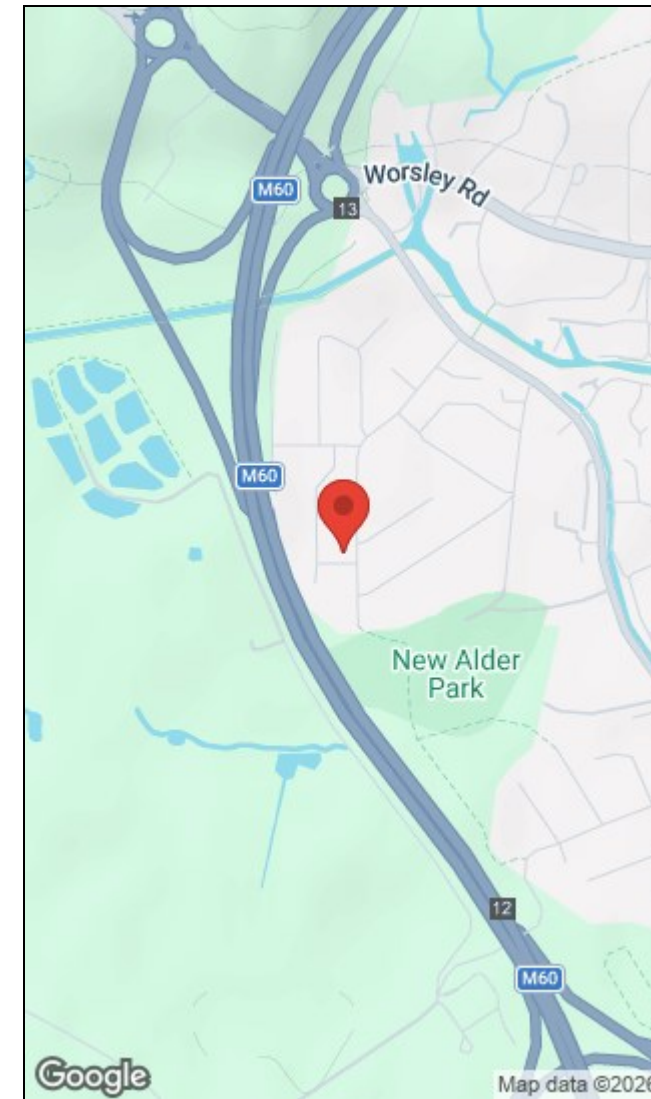
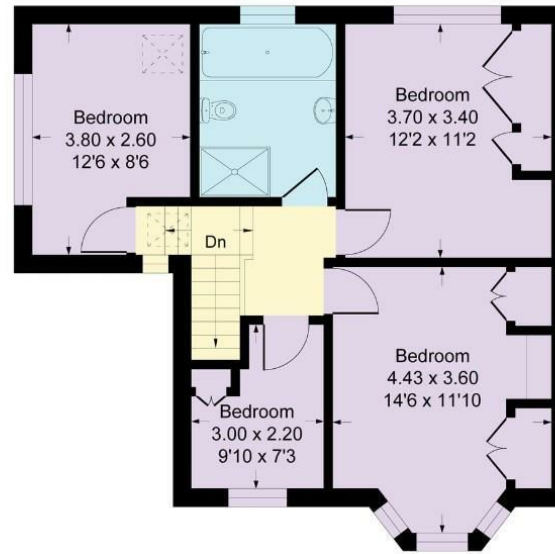
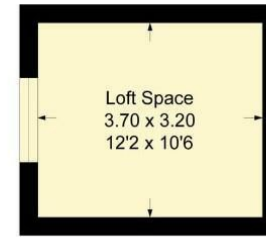
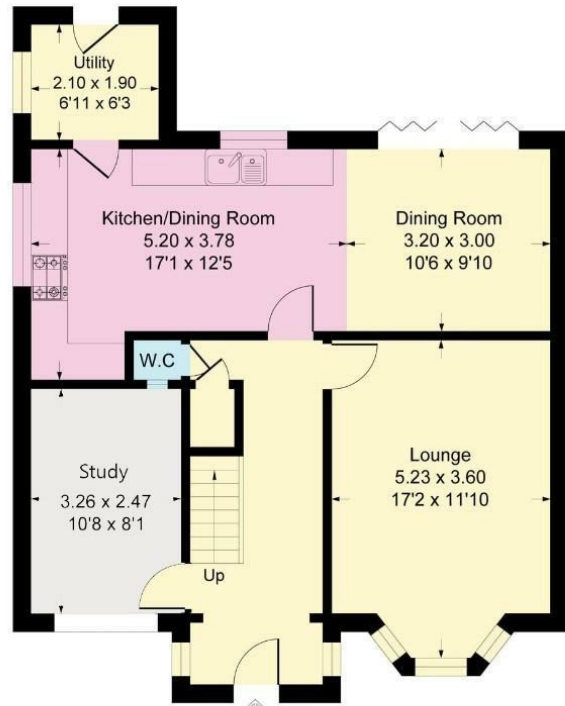
## KEY FEATURES

- CORNER PLOT
- RECENTLY REFURBISHED
  - EXTENDED
- OPEN PLAN KITCHEN/DINING ROOM
  - STUDY
- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - UTILITY ROOM
  - MOVE IN READY





Approximate Gross Internal Area = 141.6 sq m / 1525 sq ft



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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
 worsley@hunters.com | www.hunters.com



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