



1909
GROSVENOR
TERRACE

170

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Leigh Road, Worsley, Manchester

£270,000

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Beautifully renovated throughout and finished to an impeccable specification, this stunning two-bedroom terraced home has been completely transformed, taken back to brick and thoughtfully redesigned to create a stylish, modern living space ready to move straight into.

The ground floor offers a bright and contemporary layout, centred around a spacious open-plan kitchen and dining area, perfect for both everyday living and entertaining. The kitchen is finished to a high standard with quality fittings and modern units, complemented by brand-new, high-quality flooring that flows seamlessly throughout the home, enhancing the sense of space and light.

Externally, the property continues to impress with a beautifully landscaped rear garden, featuring elegant Indian stone paving and a low-maintenance artificial lawn, an ideal space for relaxing, outdoor dining, or hosting guests.

Upstairs, there are two well-proportioned bedrooms along with a stylish, newly fitted bathroom complete with a high-specification suite and contemporary finishes. The property also benefits from access to a handy loft space, providing valuable additional storage.

Located in the heart of Boothstown, the home is within easy reach of local shops, cafés, and eateries, creating a vibrant community atmosphere. Families will appreciate the proximity to highly regarded schools, while outdoor enthusiasts can enjoy nearby RHS Bridgewater and the Bridgewater Canal, both offering excellent walking and cycling routes. Superb transport links via the motorway network, A580, and regular bus routes make commuting simple and convenient.

This is a truly turnkey home where every detail has been carefully considered — early viewing is highly recommended.



KEY FEATURES

- NEWLY REFURBISHED THROUGHOUT
- MUST BE SEEN TO SEEN TO FULLY APPRECIATE
 - USEFUL LOFT SPACE
 - HIGH SPECIFICATION
 - MODERN BATHROOM
- LANDSCAPED REAR GARDEN
 - NO CHAIN
- SOUGHT AFTER LOCATION
 - FREEHOLD





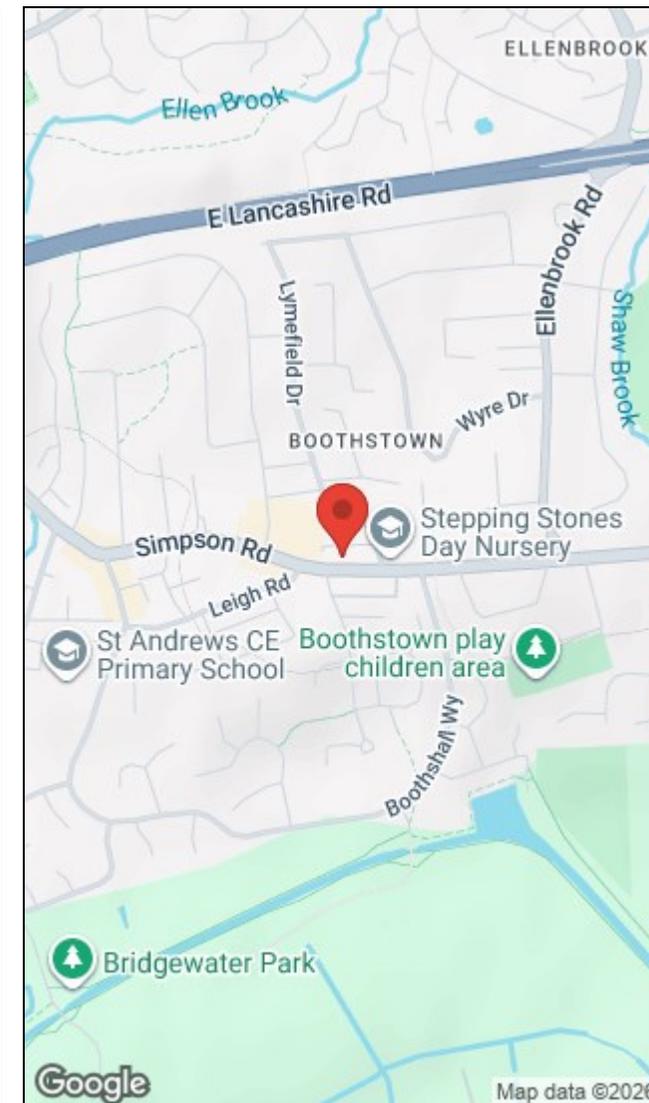


Approximate Gross Internal Area 1145 sq ft - 106 sq m

Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 383 sq ft – 36 sq m

Second Floor Area 242 sq ft – 22 sq m



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

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