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Lorton Close, Worsley, Manchester

£425,000

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Situated in a quiet cul-de-sac this beautifully presented extended three double bedroom freehold detached home has been recently updated throughout and is presented to an exceptional standard.

Double glazed and decorated in neutral decor throughout, a welcoming hallway with wireless alarm leads to a spacious living room and separate dining room with laminate floors spanning over 30 feet in length creating an ideal space for family life and entertaining. A partial garage conversion provides a superb bathroom with walk-in rain shower and a walk in store cupboard with lighting, power and access to a recently fitted Hive controlled combi-boiler.

The modern kitchen leads into a breakfast room and provides extensive worktop and storage space with deeper than average fitted units. It features under cupboard lighting, a wide induction hob, extractor fan, integrated freezer and built in oven. There are plentiful power points.

Upstairs are three well-proportioned double bedrooms, the main one is particularly generous in size. There is a family bathroom with bath and electric shower, large storage cupboard and a separate toilet.

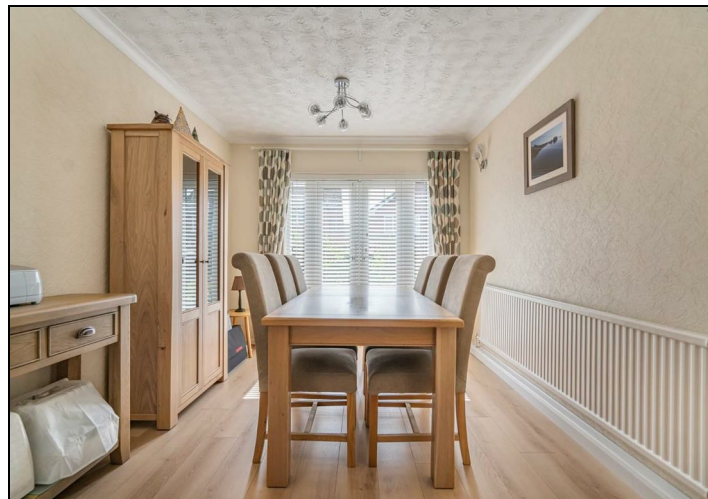
A well-maintained south east facing landscaped rear gardens provides a low maintenance space. A standout feature is the detached insulated double glazed garden room with electric supply and integral USB points that can be used all year round as a home office, or simply a place to relax or entertain.

The property has a longer than average driveway providing off road parking for multiple vehicles, with EV charging point.

The location is appealing to families with well regarded primary schools including St Andrew's C of E Primary and Boothstown Methodist Primary in easy walking distance. It is conveniently located for local shops, cafés and bars in Boothstown and RHS garden Bridgewater is within walking distance along the Bridgewater canal.

KEY FEATURES

- FREEHOLD
- EXTENDED DETACHED THREE DOUBLE BEDROOM HOME
- DOWNSTAIRS BATHROOM WITH WALK IN RAIN SHOWER
- SOUTH-EAST FACING ENCLOSED REAR GARDEN
- DOUBLE GLAZED GARDEN ROOM WITH MAINS POWER
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES
 - EV CHARGING POINT
- EXTENSION POTENTIAL FOR UPSTAIRS FOURTH BEDROOM WITH ENSUITE
 - GARAGE
- WIRELESS ALARM SYSTEM





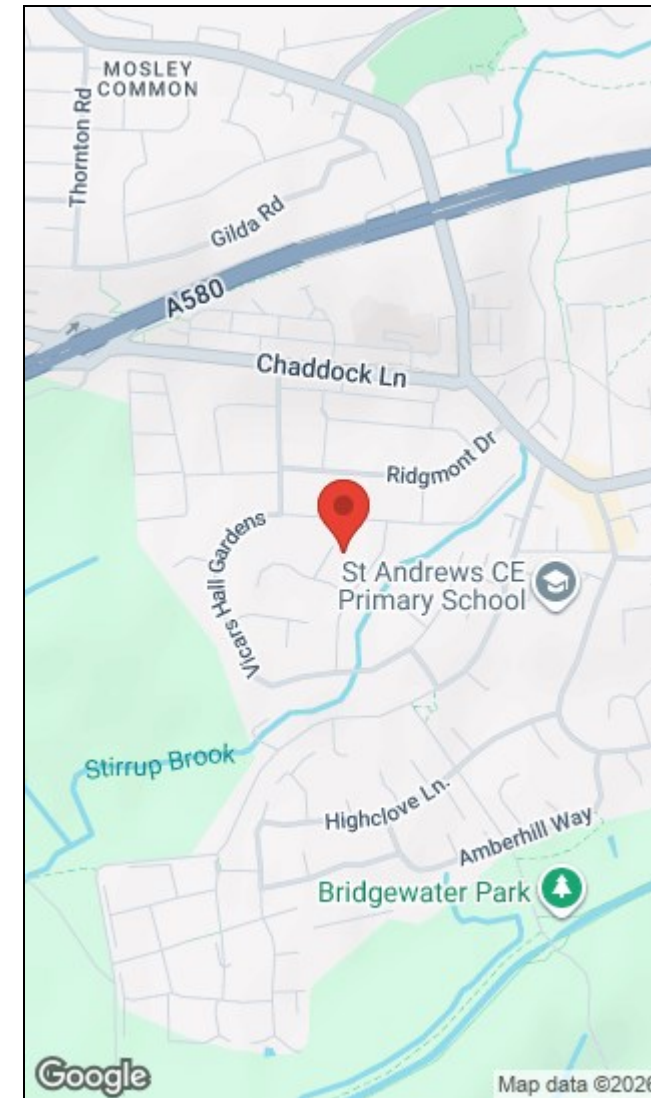
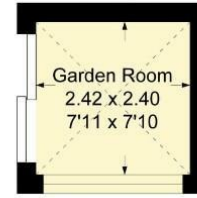
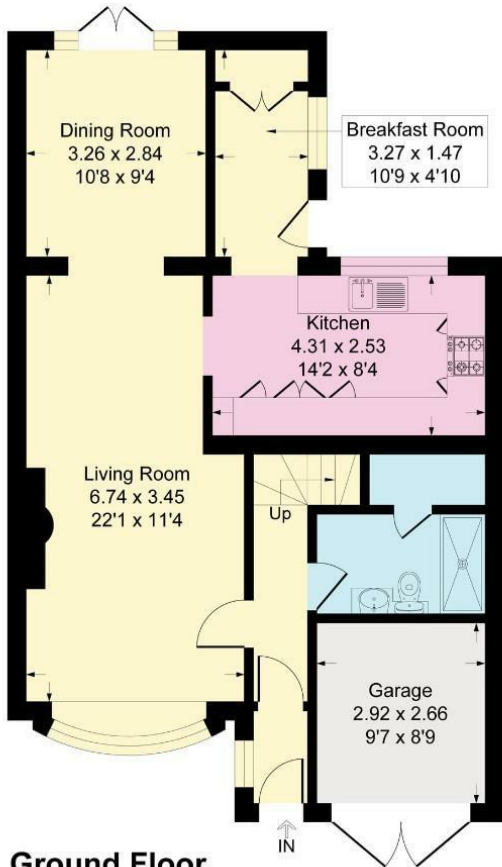


Approximate Gross Internal Area = 112.3 sq m / 1210 sq ft

Garage = 7.5 sq m / 82 sq ft

Outbuilding = 5.9 sq m / 64 sq ft

Total = 125.7 sq m / 1356 sq ft



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		79
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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



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