



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 3  2  2 

# Lymefield Drive, Worsley, Manchester

£375,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

This beautifully presented three-bedroom family home has been thoughtfully enhanced with a double-storey extension, creating a spacious and versatile layout perfectly suited to modern family living. Finished to a high standard throughout, the property offers a superb blend of style, comfort, and practicality.

The ground floor features a welcoming entrance leading into a generous open-plan living and dining room, ideal for both relaxing and entertaining. The kitchen is positioned separately and is well-appointed, offering a functional and stylish space. A further snug/games room provides additional flexibility, along with a study, perfect for home working. A convenient downstairs W/C completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with en-suite, alongside a modern family bathroom.

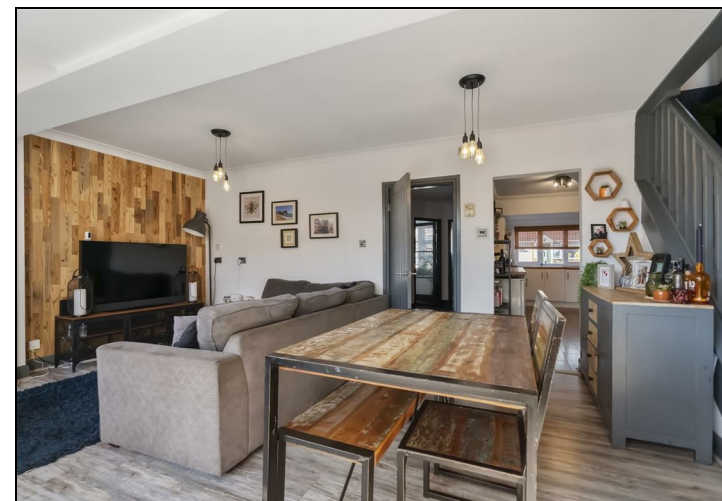
Externally, the property continues to impress with off-road parking for multiple vehicles and a fantastic garden outbuilding, offering excellent versatility as a home office, gym, or relaxation space.

Ideally located, the property is just a short walk from a vibrant selection of shops, bars, and restaurants, as well as being close to the RHS Bridgewater Gardens and the Bridgewater Canal, perfect for outdoor enjoyment. Families will also benefit from the proximity to highly regarded primary schools, making this an excellent choice for those with children.

Offering an exceptional combination of space, location, and lifestyle, this is a wonderful opportunity to acquire a truly impressive home.

## KEY FEATURES

- DOUBLE EXTENSION TO THE REAR
  - PRIVATE REAR GARDEN
    - EN-SUITE
    - STUDY
  - DOWNSTAIRS W/C
- OPEN PLAN LIVING/DINING AREA
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- MODERN FOUR PIECE BATHROOM
  - SOUGHT AFTER LOCATION





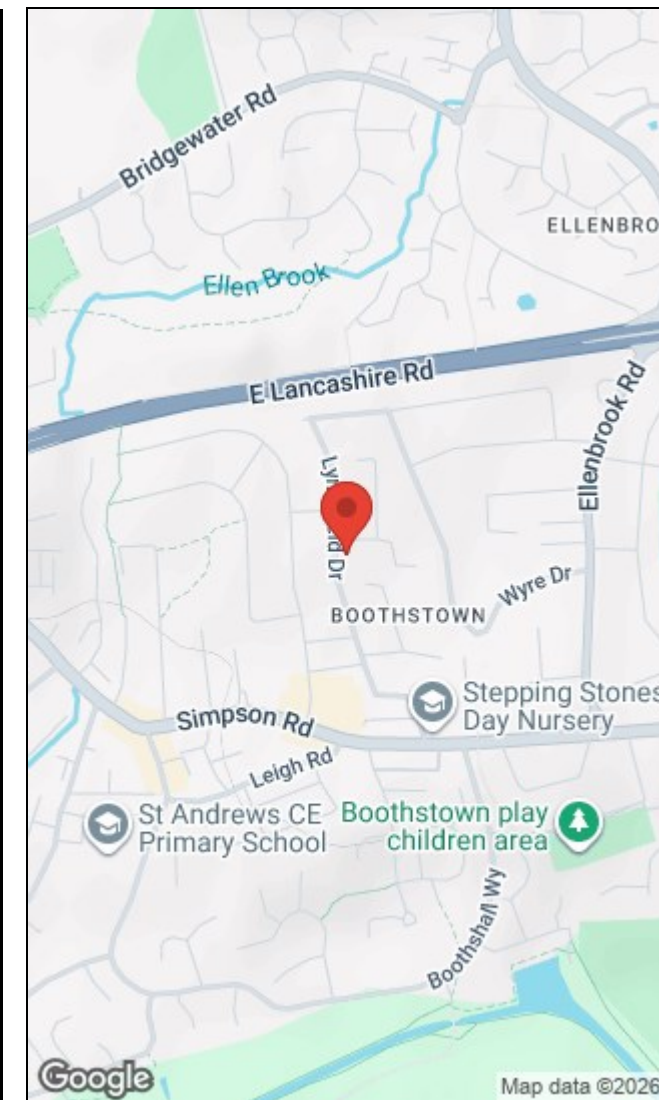
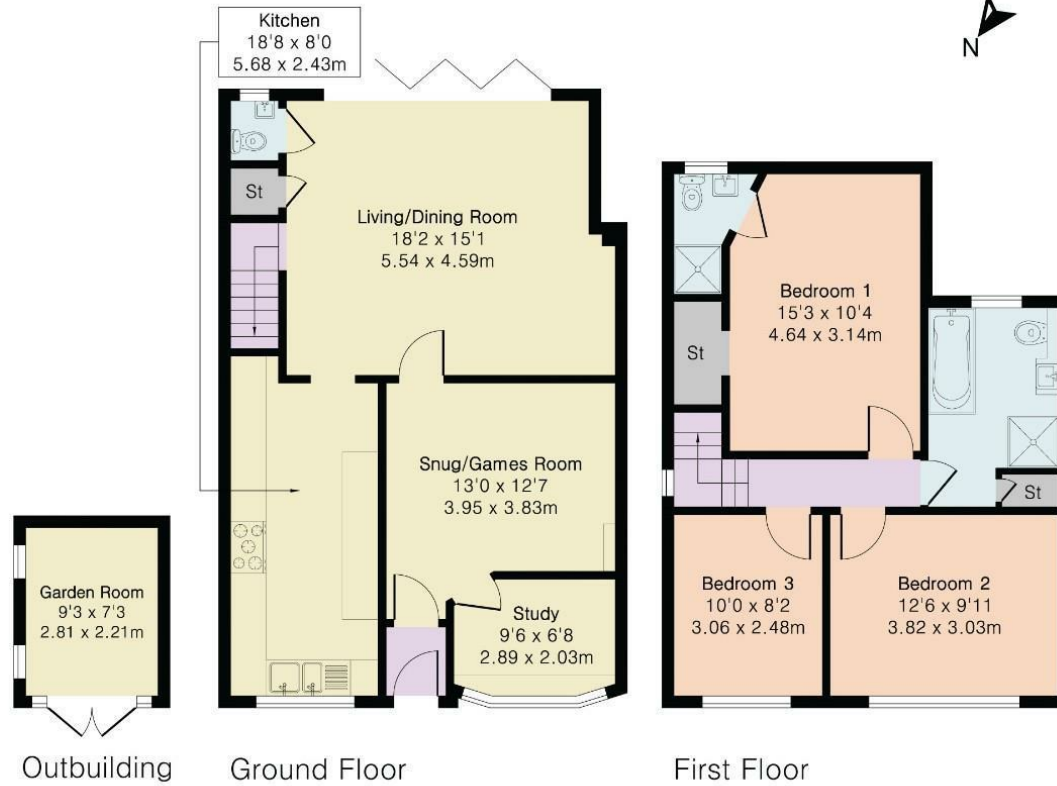


**Approximate Gross Internal Area 1225 sq ft - 114 sq m  
(Excluding Outbuilding)**

Ground Floor Area 676 sq ft – 63 sq m

First Floor Area 549 sq ft – 51 sq m

Outbuilding Area 67 sq ft – 6 sq m



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

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



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.