



HUNTERS[®]

HERE TO GET *you* THERE



Dales Grove, Worsley

Offers In The Region Of £230,000



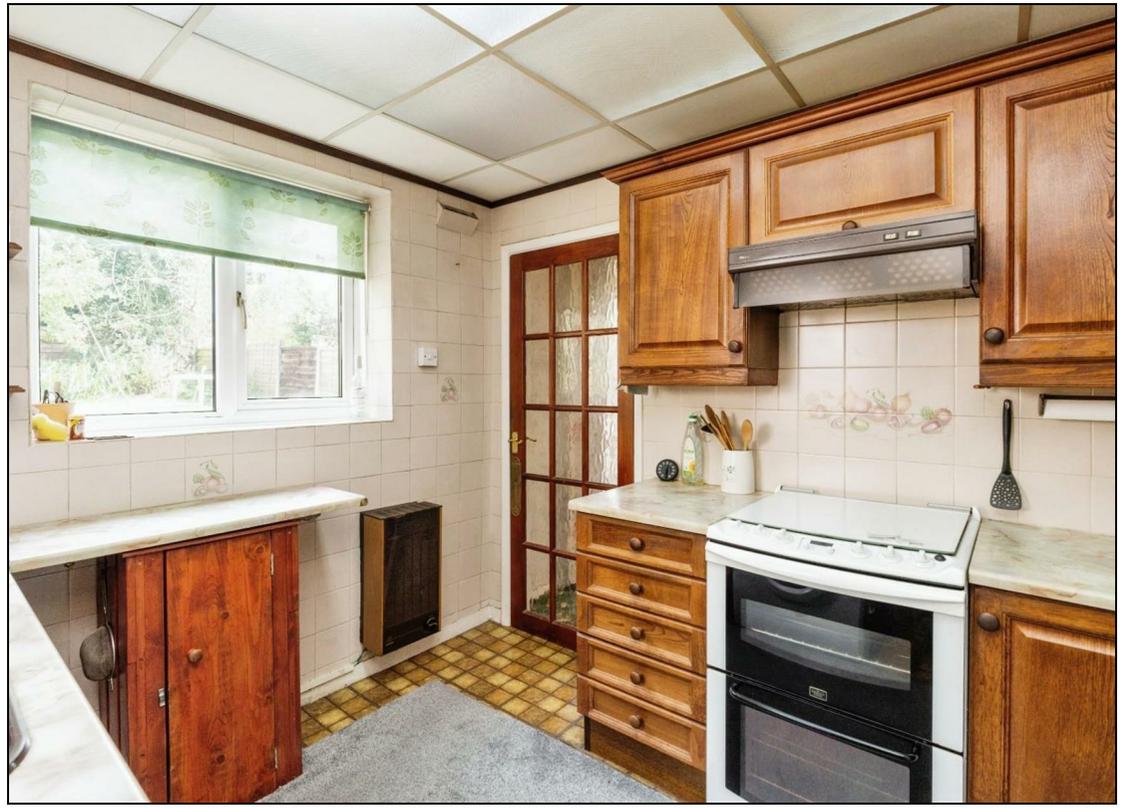
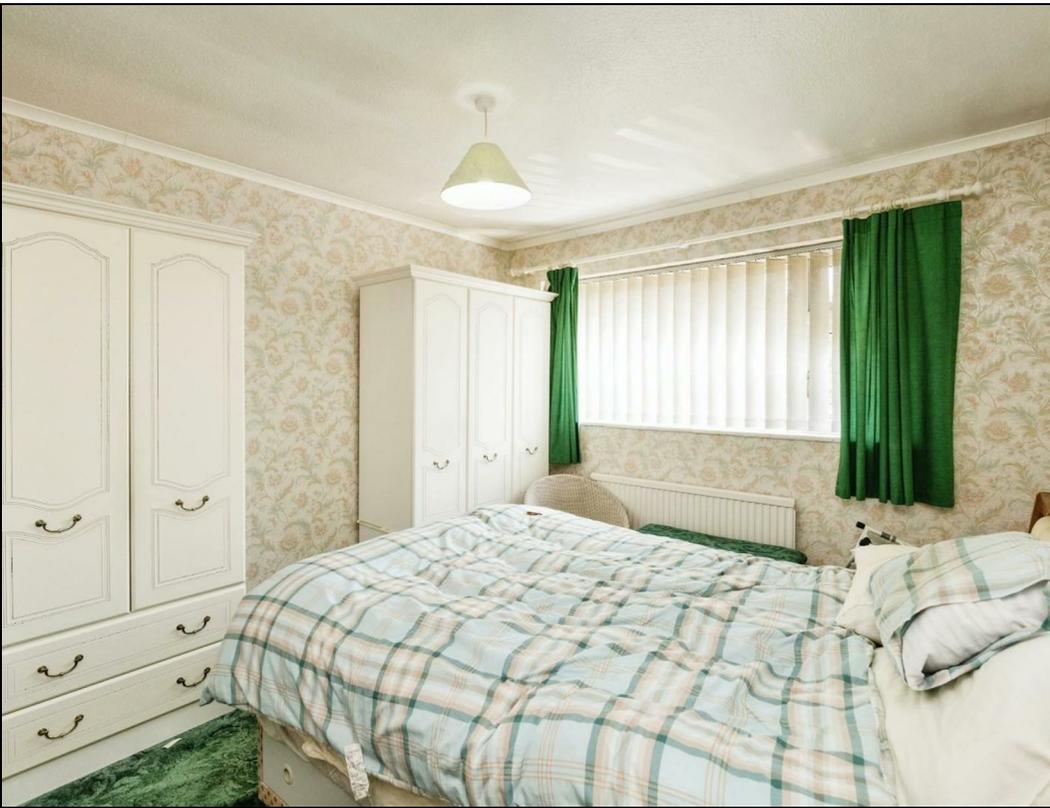
Showcasing generous indoor and outdoor spaces, this three-bedroom semi-detached home is available with no chain in the highly desirable area of Worsley. Brimming with potential, this property is a blank slate ready for a growing family to personalise. Featuring two living areas and a wonderful garden, this house is an ideal family home that is not overlooked. It is conveniently located near bus routes, local schools, and amenities, with excellent transport links to Manchester, Salford, Bolton, and major motorways.

The property includes an inviting entrance porch leading to a hallway, which opens into a spacious living room and a dining area with sliding doors that lead to a private rear garden. Next to the dining area is a sizable kitchen, which also provides access to a separate WC and a tool storage area. Upstairs, there are three generously sized bedrooms and a three-piece family bathroom. The rear garden is enclosed and features a lawn, paving, and planting areas, while the front of the house offers off-road parking for multiple vehicles.

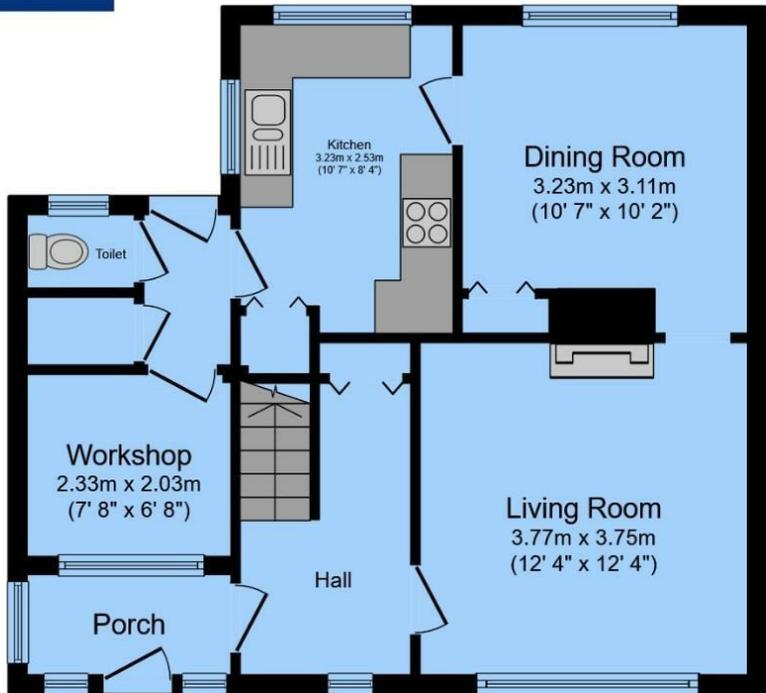
KEY FEATURES

- CUL-DE-SAC LOCATION
- LARGE PRIVATE REAR GARDEN
- IN NEED OF MODERNISATION
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND A

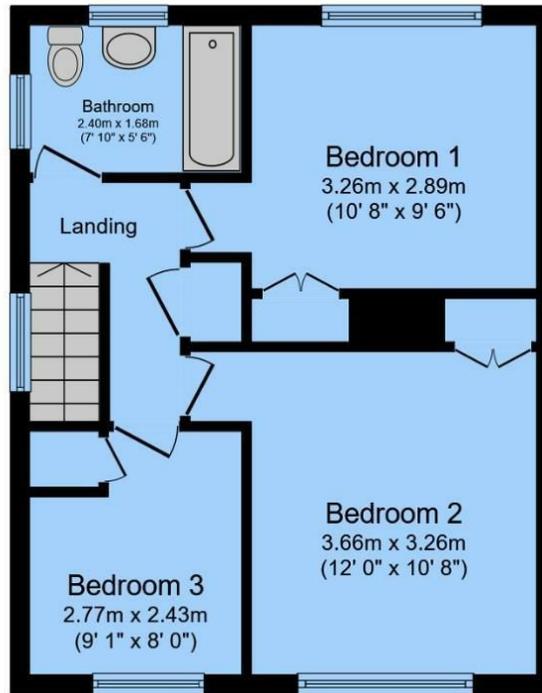








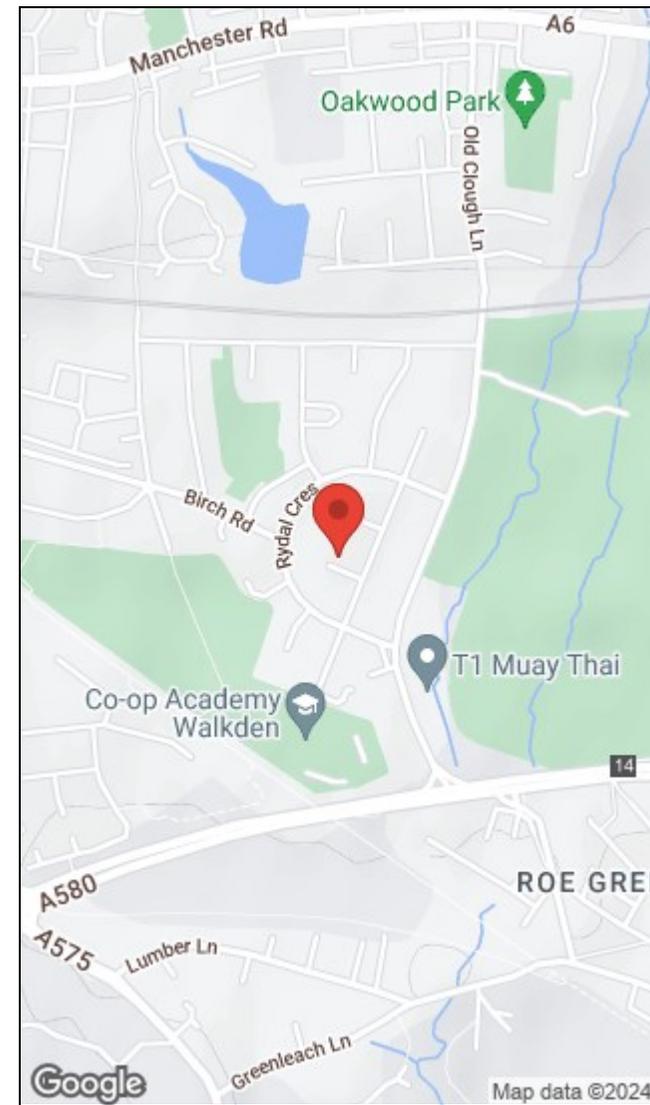
Ground Floor



First Floor

Total floor area 97.7 sq.m. (1,052 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

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.