



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



# Chaddock Lane, Worsley, Manchester

Per Month £1,200 Per Month



Ideally located on the ever-popular Chaddock Lane, this spacious three double bedroom end-terrace home has been recently updated and is now available to rent, offering modern living in a highly desirable village setting.

The property benefits from a newly fitted kitchen and bathroom, along with fresh décor throughout, making it ready to move straight into.

Internally, the accommodation comprises an entrance porch leading into a generous lounge with useful under-stairs storage. Double doors open into a bright and spacious kitchen/dining area, perfect for everyday living and entertaining.

To the first floor, there are three well-proportioned double bedrooms, with the principal bedroom benefiting from built-in storage, alongside a modern family bathroom with a shower over the bath.

Externally, the property offers a driveway to the rear, along with ample on-street parking to the side.

Chaddock Lane is perfectly positioned for family life, just a short walk from the heart of the village with its shops, popular restaurants, bars, and community facilities. There are also excellent local schools nearby, as well as easy access to the Bridgewater Canal and RHS Bridgewater Gardens.

The property is well connected for commuters, with convenient access to the M60 Ring Road and A580 East Lancashire Road, along with regular bus routes close by.

A fantastic rental opportunity in a sought-after location – early viewing is highly recommended.

## KEY FEATURES

- TOTALLY REFURBISHED
  - 3 BEDROOMS
- NEW KITCHEN AND BATHROOM
- REAR GARDEN WITH PARKING
- EXCELLENT LOCATION
  - EPC RATING C



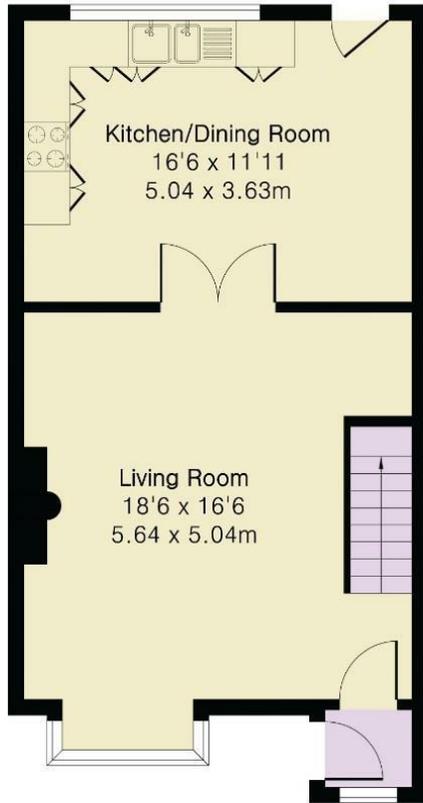




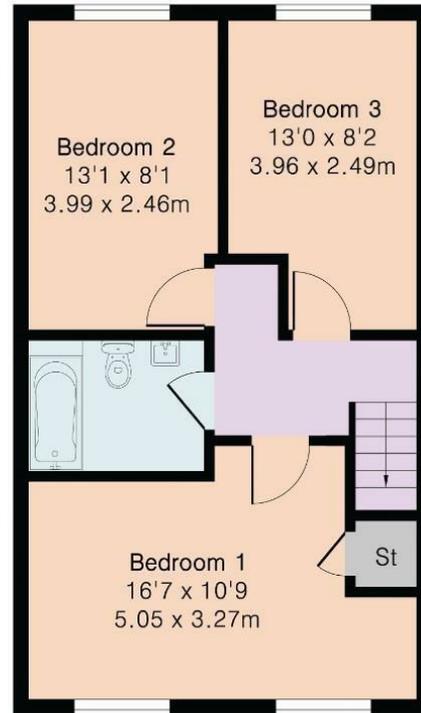
# Approximate Gross Internal Area 975 sq ft - 90 sq m

Ground Floor Area 500 sq ft – 46 sq m

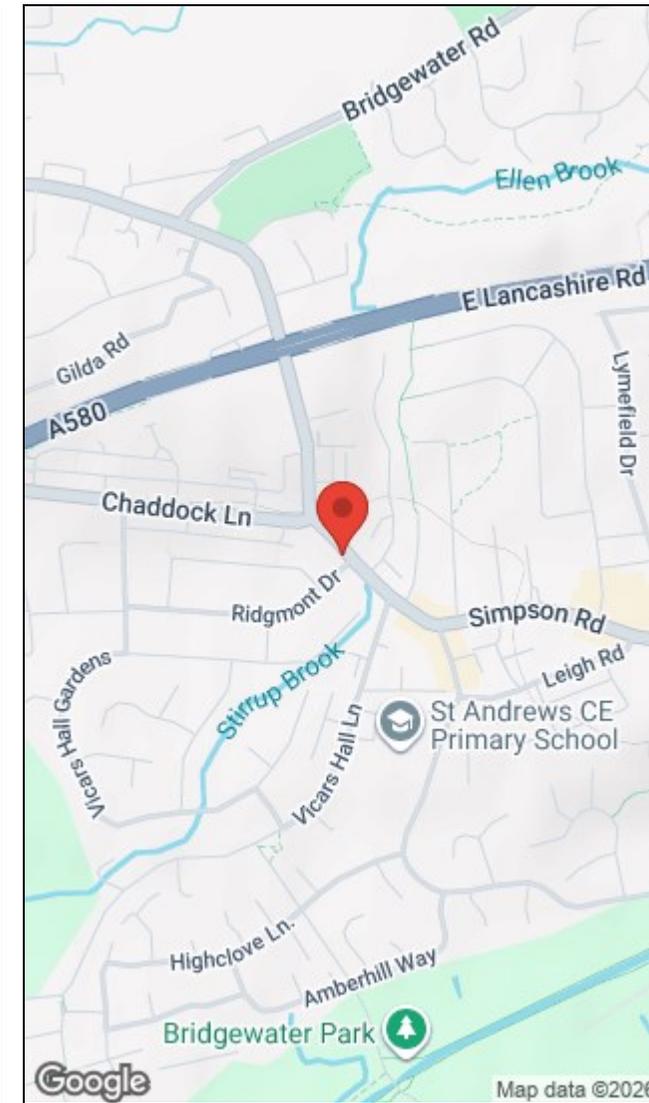
First Floor Area 475 sq ft – 44 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>70</b>	
		<b>84</b>	
<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



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.