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# The Green, Worsley

## Offers In The Region Of £999,500



Situated in the heart of the highly desirable Worsley Village Conservation Area, and enjoying open views across the picturesque Village Green, this superbly presented freehold family home offers generous and versatile accommodation in an exceptional setting.

Originally constructed as a four-bedroom property, the home has been thoughtfully reconfigured to provide three substantial bedrooms, creating enhanced space and comfort while still offering flexibility for those who may wish to reinstate the fourth bedroom in the future.

The ground floor is perfectly designed for modern family living and entertaining. A welcoming entrance leads through to an impressive principal reception room, beautifully presented and filled with natural light. To the rear, the heart of the home is the stunning open-plan kitchen and dining space, featuring a high-quality Tom Howley kitchen with elegant cabinetry and premium finishes. This exceptional space flows seamlessly into a stylish orangery, complete with underfloor heating, creating a warm and inviting area to enjoy all year round while overlooking the garden. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the spacious principal bedroom benefits from a dedicated dressing area and access to a shower room, providing a superb private retreat. Two further generous bedrooms are served by a contemporary family bathroom, offering well-balanced accommodation for family life.

Externally, the property boasts a stunning, private landscaped rear garden, thoughtfully designed to provide both relaxation and entertaining space. A garage and additional off-road parking add further practicality to this outstanding home.

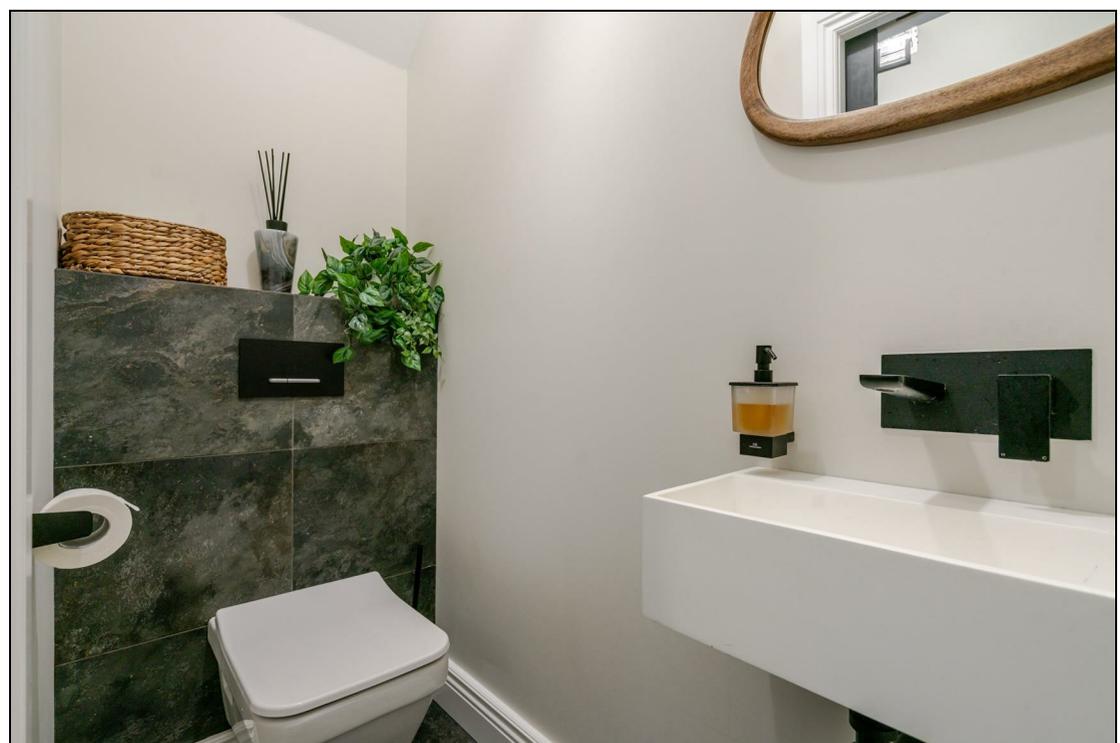
Worsley Village is one of the area's most sought-after locations, known for its charm and community feel. The property is within walking distance of an excellent selection of bars, restaurants and a tea room, as well as The Marriott Hotel & Country Club with its popular golf course.

## KEY FEATURES

- FREEHOLD
- IMMACULATEDLY PRESENTED THROUGHOUT
- SECURE GATED OFF ROAD PARKING FOR MULTIPLE VEHICLES
- STUNNING LANDSCAPED REAR GARDEN
- EN-SUITE
- MUST BE SEEN TO FULLY APPRECIATE
  - PRIME VILLAGE LOCATION
- MASTER SUITE WITH DRESSING ROOM

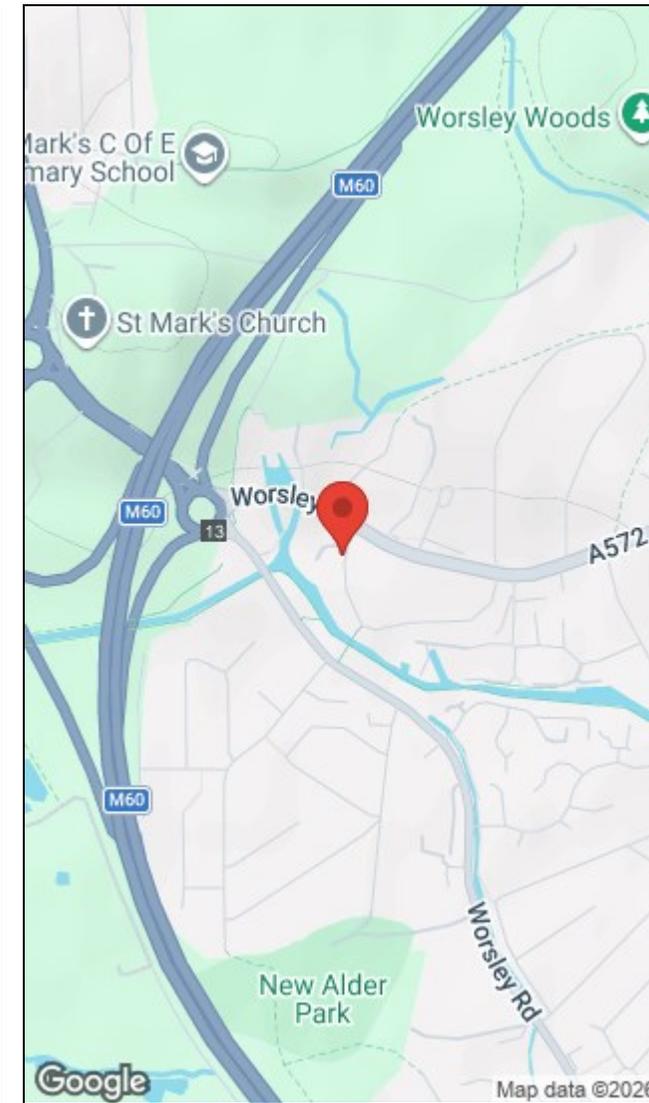






# The Green, Worsley, Manchester, M28

Approximate Area = 1894 sq ft / 175.9 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 2042 sq ft / 189.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1311329

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	
	<b>78</b>		
	<b>61</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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