



## Bryony Close, Manchester

- STUNNING VIEWS OF BLACKLEACH COUNTRY PARK
- CONSERVATORY EXTENSION
- FOUR BEDROOMS
- EPC - Rated C
- EXECUTIVE DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- MASTER BEDROOM WITH EN-SUITE

**£345,000**

**HUNTERS®**  
HERE TO GET *you* THERE



# Bryony Close, Manchester

## DESCRIPTION

STUNNING VIEWS OF BLACKLEACH COUNTRY PARK FROM YOUR GARDEN! MUST SEE PROPERTY WITH THE OPPORTUNITY TO PUT YOUR OWN STAMP ON! Hunters Worsley are delighted to market this fantastic four bedroom home with amazing views! This is a truly unique family home!

On entrance to the property, there is a welcoming hallway with downstairs W.C. There is a bay fronted lounge with double doors to the private garden, a separate kitchen and dining room and a conservatory extension to the rear aspect.

To the first floor, there are four bedrooms, two to the rear and two to the front aspect with the master bedroom having a en-suite shower room.

Externally, to the front aspect is a driveway and front garden with access to the garage. To the rear aspect is a private family garden with amazing views of Blackleach Country Park and access to the garage.

Location wise, the property is close by to local amenities including the Ellesmere Centre, green spaces such as the country park and there are excellent motorway networks linking you to Manchester & Bolton.





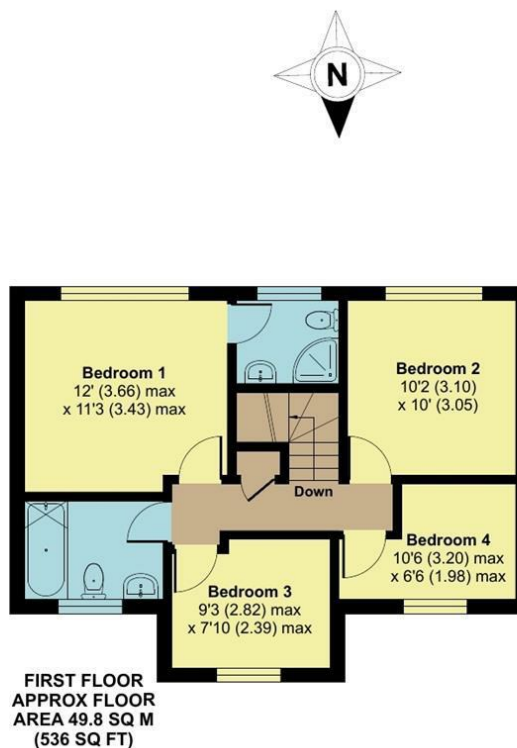
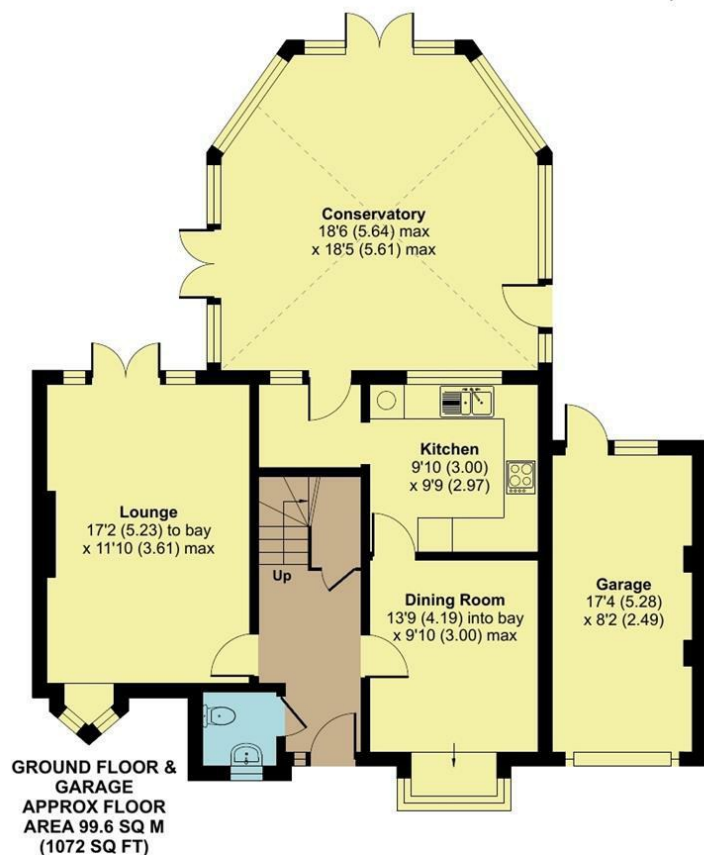




## Worsley, Manchester, M28

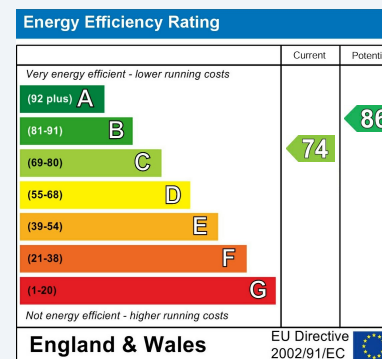
Approximate Area = 1608 sq ft / 149.4 sq m (includes garage)

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL

Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



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