



**HUNTERS**<sup>®</sup>  
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3 1 2



# Wardley Hall Lane, Worsley, Manchester

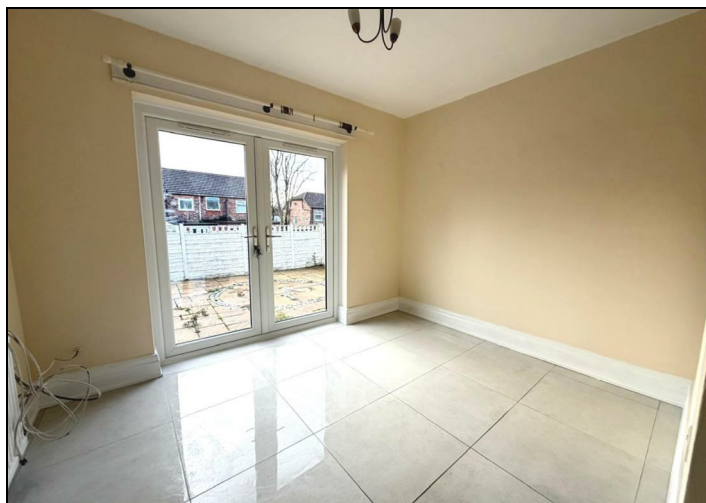
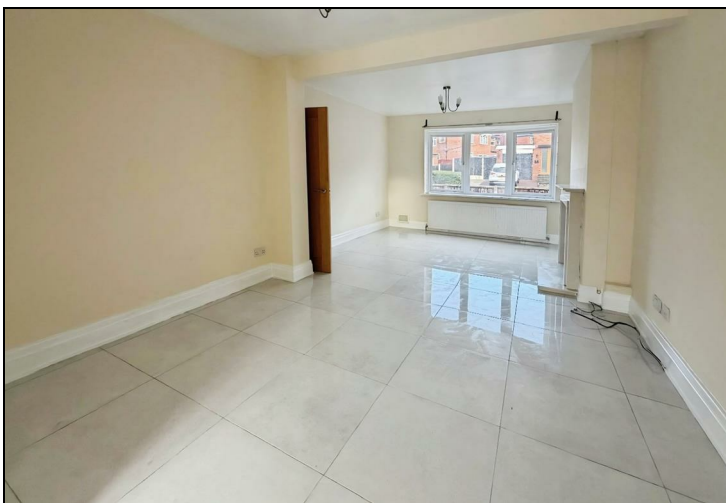
PCM £1,650 PCM



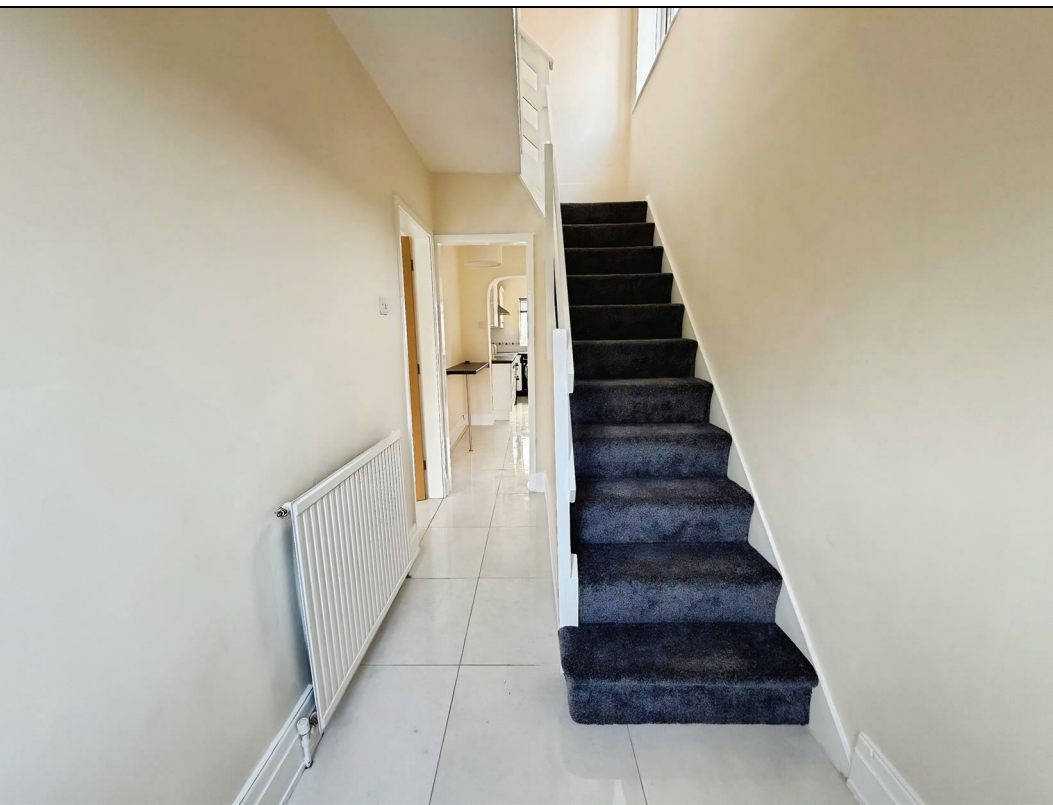
A wonderful opportunity to rent a semi-detached home situated in the highly sought-after area of Worsley, just a short walk from the desirable Roe Green Village, picturesque canal-side walks, and the historic surroundings of Worsley Village. The property offers spacious and flexible accommodation throughout. To the ground floor, there are two to three reception rooms, providing versatile living space suitable for families, professionals, or those working from home. A fitted kitchen completes the ground-floor layout, offering practical storage and workspace. To the first floor, the property comprises three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a block-paved driveway providing off-road parking to the front, while to the rear there is a low-maintenance flagged garden, ideal for relaxing or outdoor dining. Further features include gas central heating and double glazing throughout. Ideally located close to local amenities, reputable schools, and excellent transport links, this property offers a perfect balance of village living and everyday convenience. Early viewing is highly recommended.

## KEY FEATURES

- THREE BEDROOMED SEMI DETACHED
- LOW MAINTENANCE REAR GARDEN
  - SOUGHT AFTER LOCATION
- SPACIOUS ACCOMMODATION
  - BLOCK PAVED DRIVEWAY
  - EPC RATING D

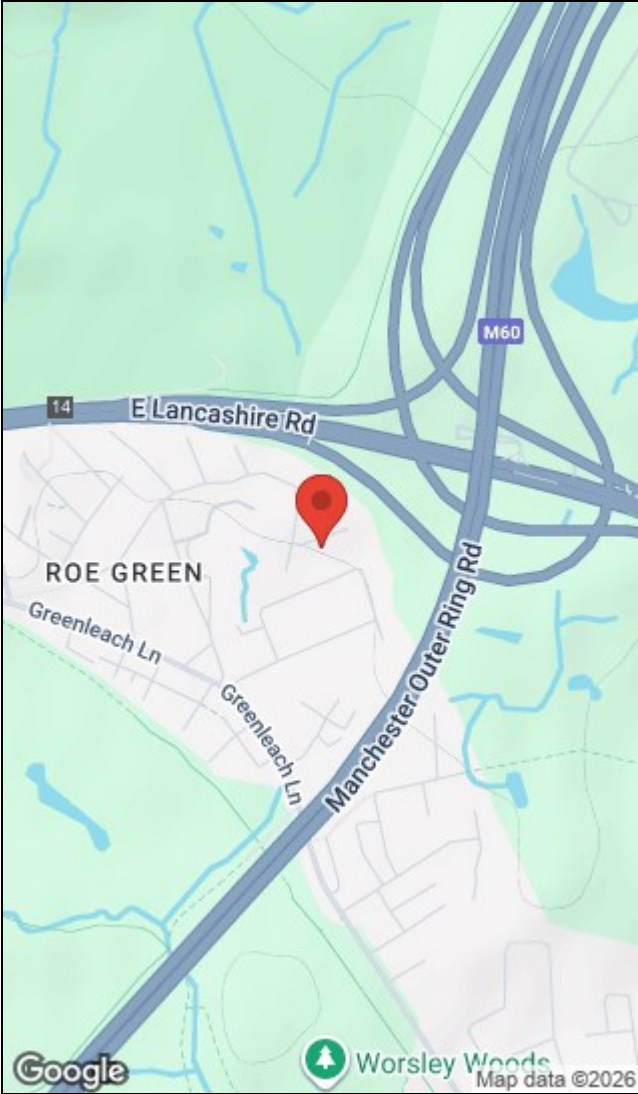
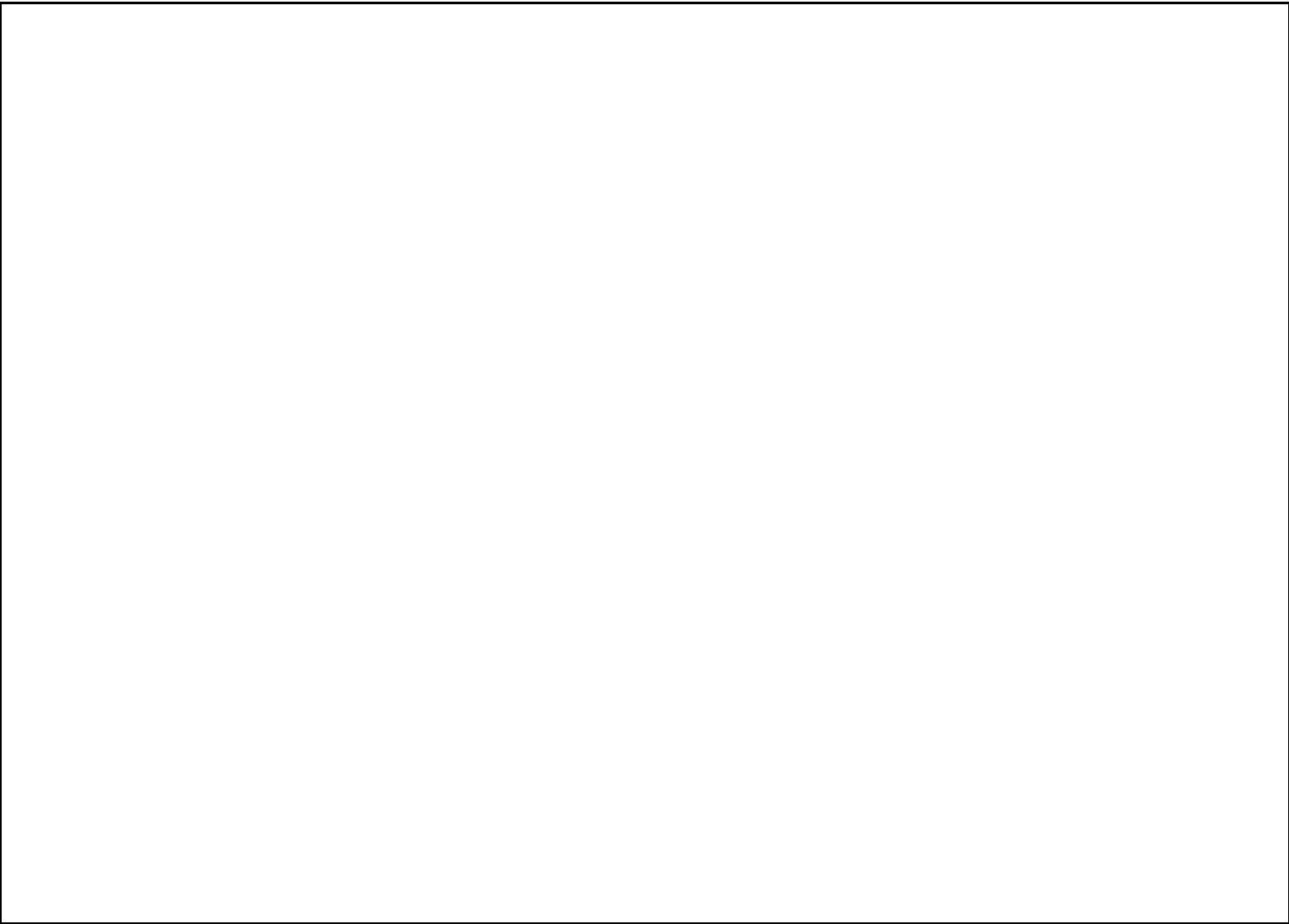












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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