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Hawfinch Grove, Worsley, Manchester | Offers Over £285,000
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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.

HUNTERS WORSLEY are proud to offer for sale a beautiful three bedroom home within the ever popular Ellenbrook area, located on a quiet cul-de-sac overlooking the loopline.

The property is meticulously maintained, offers well appointed modern internal décor and spacious family living space. Comprising; Entrance Hallway, Downstairs WC, spacious Lounge, open plan Kitchen/Diner with integrated washing machine, dishwasher, fridge/freezer, cooker, gas hob, under stair storage. French doors lead to a natural light Conservatory to the ground floor. The first floor provides three modern good sized bedrooms, all with fitted furniture, modern family bathroom with Jacuzzi bath and fully accessible boarded loft.

The vendors have made excellent improvements to the property including double glazed windows, facias & soffits, fitted blind throughout the property, new driveway, composite front door, floor coverings throughout, new kitchen, new fence panels and high security locks.

Externally there is off road parking for two cars to the front and a private rear garden overlooking the ever popular loopline, with lawn and patio area. The property is ideally located close to outstanding primary schools, amenities and within close proximity of major transport links to Manchester City centre via the guided bus route and the A580.

Sitting Room
15'8 x 14'7
To the front aspect, bright and spacious sitting room with laminate flooring, UPVC double glazed window, fireplace & ceiling light point.

Kitchen/Dining Room
14'6 x 8'4
To the rear aspect, nearly new fully fitted & integrated Wren kitchen with high gloss cabinets & Quartz worktops. Integrated appliances include dishwasher, washing machine, fridge & freezer. There is also a oven/hob, extractor fan & sink unit. Laminate flooring, UPVC double glazed window & spotlights.

Conservatory
12'6 x 11'1
To the rear aspect, extended conservatory for added space with laminate flooring and double doors leading to the rear garden.

Downstairs W.C
To the front aspect, downstairs w.c with sink unit, mirror, UPVC double glazed window & towel heater.

Bedroom One
13'11 x 8'5
To the front aspect, the master bedroom with carpeted flooring, fitted wardrobes, UPVC double glazed window & ceiling light point.

Bedroom Two
10'1 x 8'3
To the rear aspect, a double bedroom with UPVC double glazed windows, fitted wardrobes, carpeted flooring and spotlights.

Bedroom Three
10'3 x 5'9
To the front aspect, a good size single bedroom with carpeted flooring, fitted wardrobes making excellent use of space, UPVC double glazed window and ceiling light point.

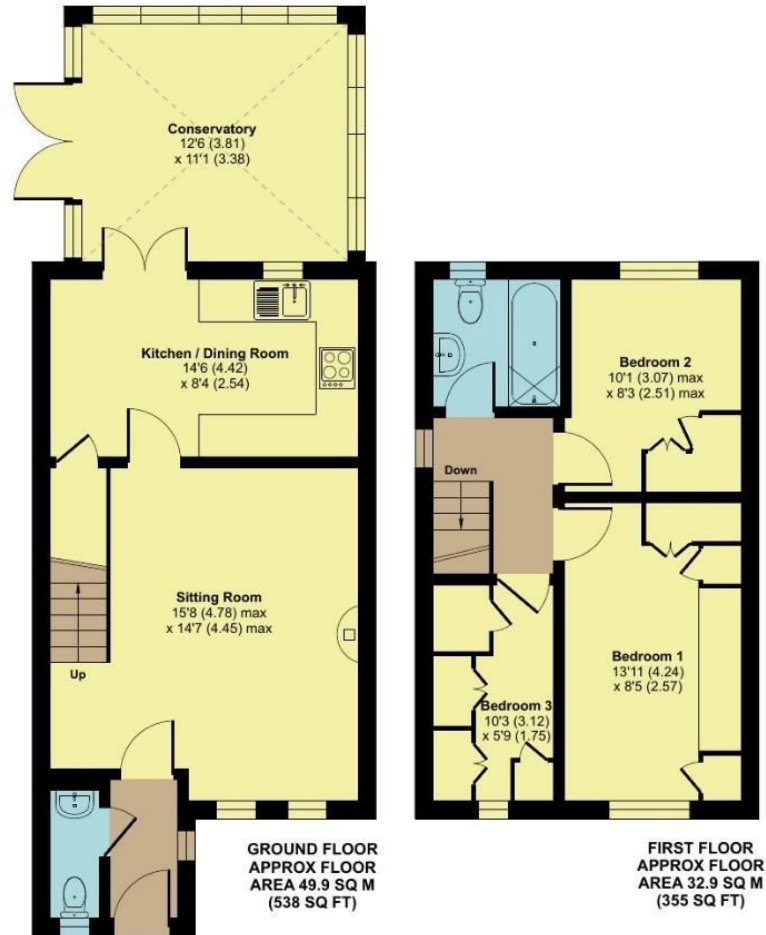
Bathroom
To the rear aspect, a three piece modern bathroom suite with glass shower screen. Tiled throughout and UPVC double glazed window.

External Areas
To the front aspect, a nearly new block paved driveway for parking. To the rear aspect there is a private garden with lawn and patio area, enclosed by fencing.

Hawfinch Grove, Worsley, Manchester, M28

Approximate Area = 893 sq ft / 82.9 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). © nichecom 2024. Produced for Hunters Property Group. REF: 1076074

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.

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