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# Bellpit Close, Worsley

## Offers Over £550,000



\*\*\*NO ONWARD CHAIN\*\*\*

This spacious five-bedroom detached family home is ideally located in the heart of Ellenbrook, Worsley. It offers convenient access to essential amenities and transportation. Ellenbrook Primary School is within easy walking distance, making school commutes effortless for families with young children. Public transportation is readily available with bus routes providing direct links to Manchester City Centre and Leigh. For those who commute by car, the property is just a short drive away from major motorways, ensuring quick and easy access to Manchester, Liverpool, and Salford Quays.

Upon entering the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The cosy lounge, featuring a charming log burner, provides a perfect space for relaxation and family gatherings. The well-appointed kitchen is designed for both functionality and style, adjacent to which is a dining room ideal for family meals and entertaining guests. Additionally, there is a guest WC on the ground floor for convenience.

A bright and airy conservatory with an insulated roof extends the living space, offering a delightful spot to enjoy the garden views throughout the year. The property also includes an integral garage with a utility area, providing secure parking and additional storage space.

Upstairs, the home boasts five well-proportioned bedrooms. The master bedroom benefits from an en-suite bathroom, ensuring privacy. The remaining bedrooms share a modern family bathroom, designed to a high standard.

A notable feature of this property is the converted attic space, which has been completed to building regulations, offering a versatile area that can be used as an additional bedroom or office.

Outside, the property features a south-facing garden which is not overlooked, offering a private and sunny outdoor space perfect for relaxation and outdoor activities. A large driveway provides off-road parking for three vehicles.

## KEY FEATURES

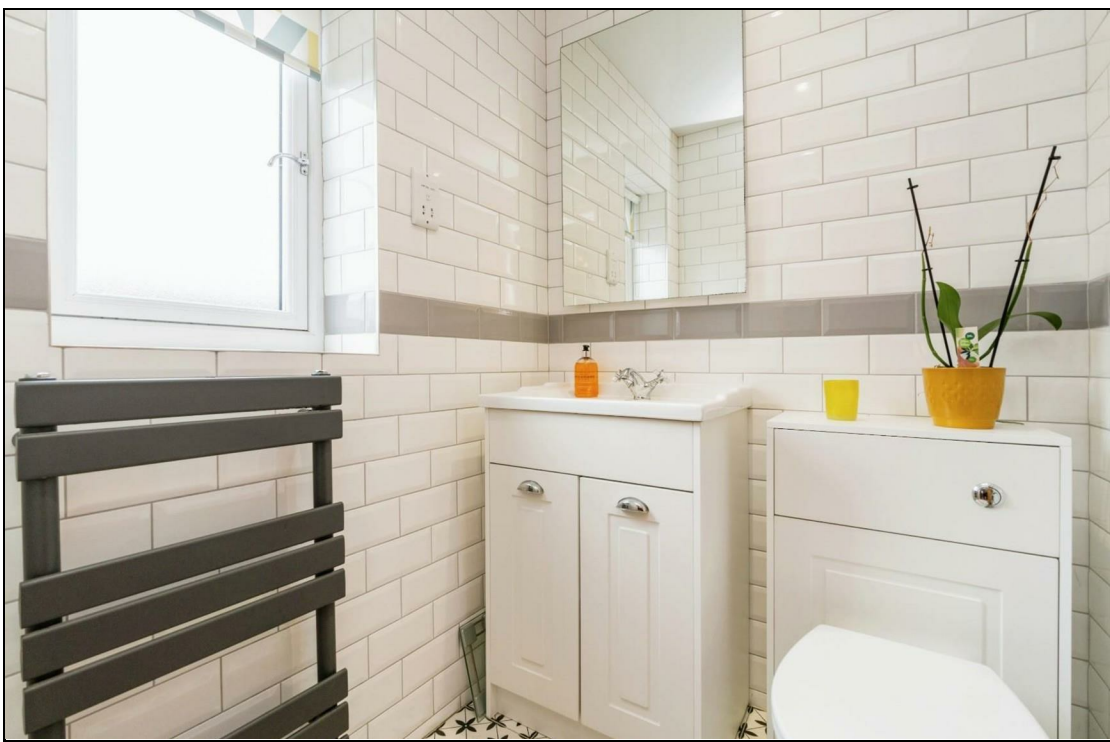
- STUNNING FIVE BEDROOMED FAMILY HOME
  - CONSERVATORY
  - GARAGE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - ELECTRIC CHARGING POINT
  - CONVERTED LOFT
  - LOG BURNER
- HIGHLY SOUGHT AFTER LOCATION
  - DETACHED
  - CUL-DE-SAC LOCATION



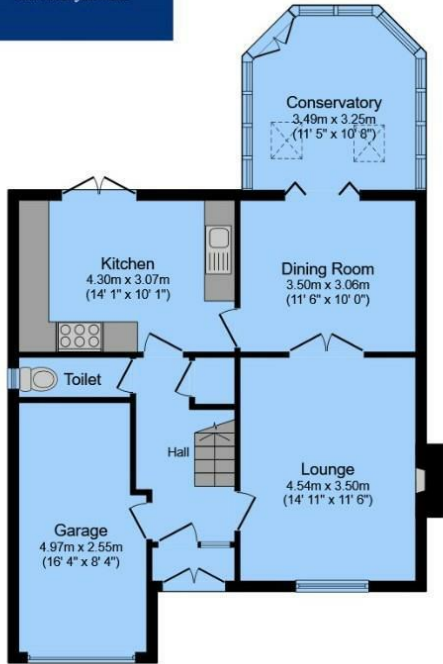




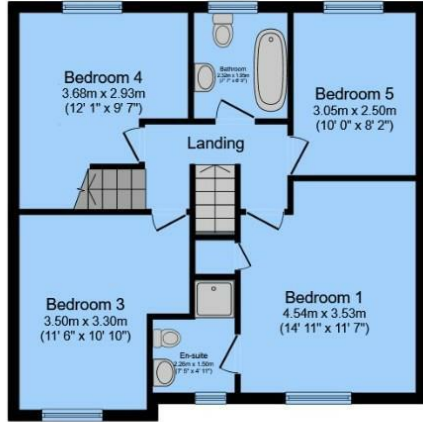




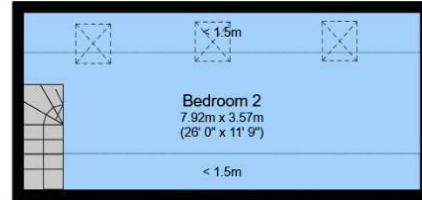




Ground Floor



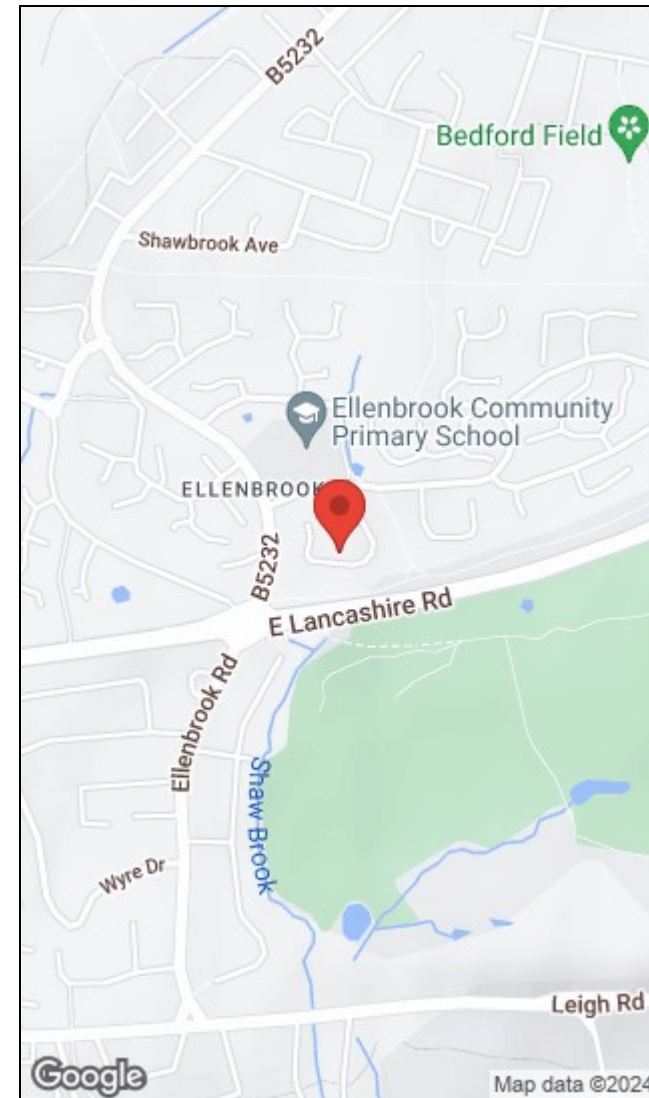
First Floor



Second Floor

Total floor area 151.1 m<sup>2</sup> (1,627 sq.ft.) approx  
Restricted height 12.0 m<sup>2</sup> (130 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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