



HUNTERS®
HERE TO GET *you* THERE

Leafield Drive, Worsley, Manchester | £375,000
Call us today on 0161 790 9000



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 delighted to offer for sale this **FULLY RENOVATED** three bedroom semi-detached home with **NO CHAIN** that has been **EXTENDED** to the ground floor to create a modern entertaining area. Ideal for families being located close by to popular schools. Internally, the property offers ample living space with a living room to the front aspect, downstairs W.C and to the rear there is a newly fitted kitchen in an open plan entertaining area opening up to the private garden. To the first floor, there are three generous sized bedrooms and a modern three piece bathroom. Externally, there is a driveway to the front aspect, to the side is a detached garage and to the rear is a private garden mostly laid to lawn. Location wise, the property is situated in the highly regarded residential area of Boothstown where there is a lot of local businesses/amenities included the new RHS Bridgewater. Transport links are excellent and there are bus routes to Manchester City Centre, Salford Quays & The Trafford Centre. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford is a perfect place to settle and find your forever home.

Living Room

18'0 x 15'8

Spacious lounge with UPVC bay fronted window, radiator & carpeted flooring.

W.C

Downstairs W.C & wash basin.

Kitchen/Dining Room

18'2 x 17'10

Fully fitted modern kitchen and bright/spacious open plan entertaining area with velux window & bi-folding doors.

Laminate flooring.

Bedroom One

12'7 x 10'7

Master bedroom with UPVC window to the front, radiator & carpeted flooring.

Bedroom Two

15'3 x 11'10

Double bedroom to the rear aspect with UPVC window, radiator & carpeted flooring.

Bedroom Three

7'0 x 7'0

Generous size single bedroom with UPVC window to the front, radiator & carpeted flooring.

Bathroom

Three piece modern bathroom suite with UPVC window to the rear aspect, towel heater, tiled throughout.

Garage

Detached garage accessed via the side of the property, suitable for parking/storage.

External Areas

Front Aspect - Driveway parking & newly laid lawn area.

Rear Aspect - Sun drenched private garden with newly laid lawn, enclosed by fencing.

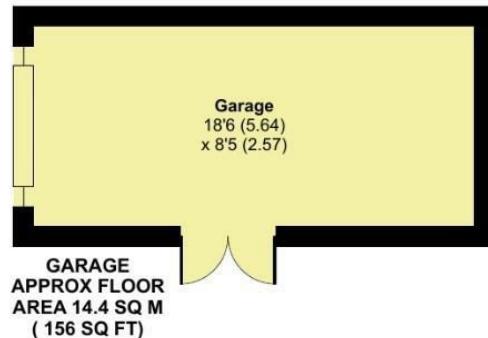
Leafield Drive, Worsley, Manchester, M28

Approximate Area = 1009 sq ft / 93.7 sq m

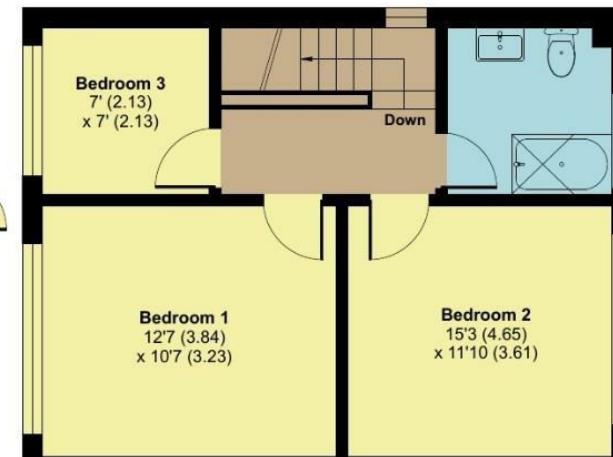
Garage = 156 sq ft / 14.4 sq m

Total = 1165 sq ft / 108.1 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 53.6 SQ M
(578 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 40 SQ M
(431 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.
Produced for Hunters Property Group. REF: 1000692

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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