



## Ellenbrook Road, Worsley

- No Chain
- Three Bedrooms
- Desirable Location
- Parking For Several Vehicles/Motorhome
- Loft Room With Bathroom
- Fantastic Plot
- Large Detached Garage With Power
- Double Glazed & Gas Central Heating

**Offers Over £400,000**

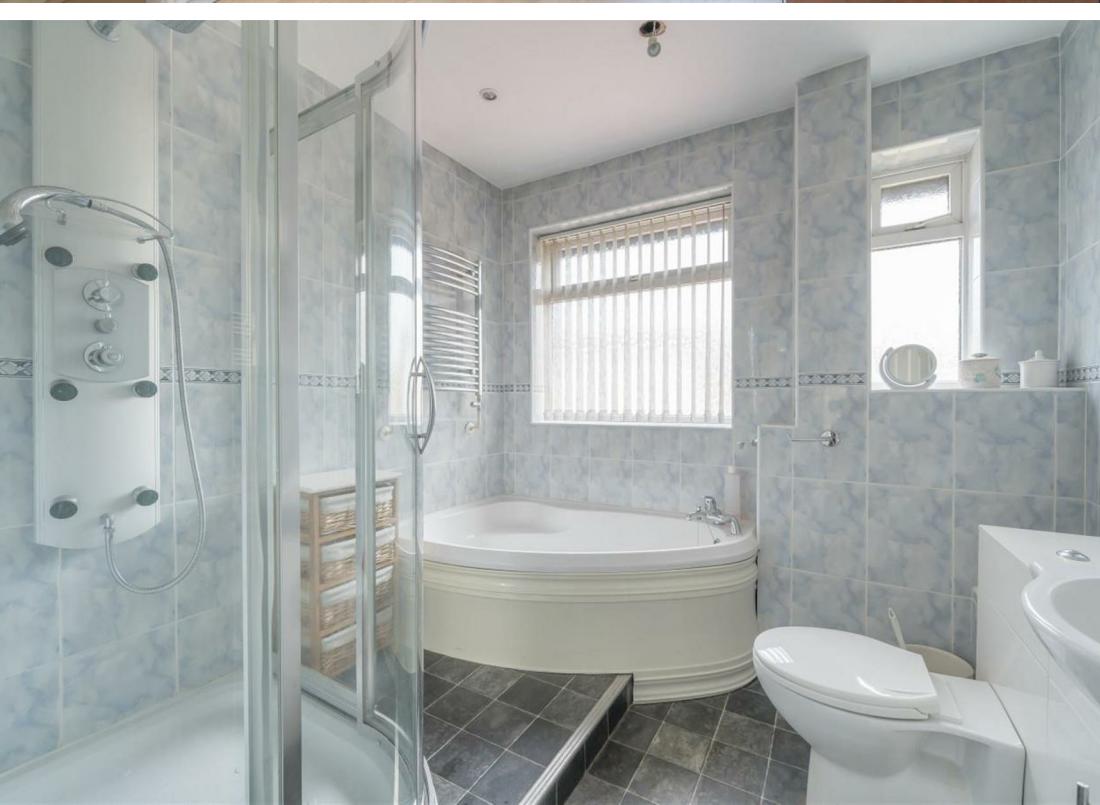
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# Ellenbrook Road, Worsley

## DESCRIPTION

Hunters Estate Agents are excited to bring to the market this unique three bedroom bungalow situated on a large plot in an enviable position! Offered with no onward chain this would be perfect for downsizing! Internally, there is a total floor space of 1776 sq ft. To the front aspect there is a porch/sun room, a hallway with access to all ground floor accommodation. There is a 22ft lounge/diner, a fully fitted kitchen with base/wall units. To the rear aspect there are three bedrooms, the master having fitted wardrobes. There is also a four piece bathroom suite. To the first floor, there is a loft room with velux roof lights, and plenty of eaves storage and another four piece bathroom suite. Externally, the property sits on a desirable plot with a driveway for multiple vehicles and a garage with powered remote up & over door. There are mature gardens surrounding the property enclosed by fencing/hedges. Location wise, there are excellent transport links into Manchester City Centre and plenty of local amenities in Worsley Village & Boothstown Square. the RHS Bridgewater is a short stroll from the property and there are great walkways/cycle routes via Worsley Woods or Bridgewater Canal.

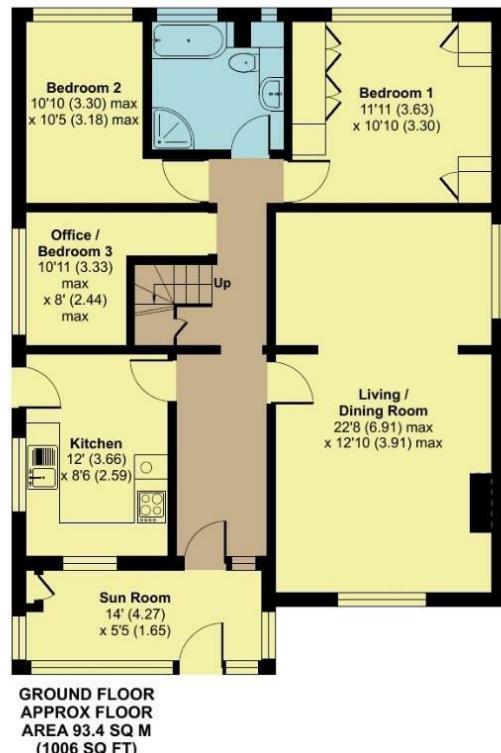




# Ellenbrook Road, Worsley, Manchester, M28



**GARAGE**  
APPROX FLOOR  
AREA 32.2 SQ M  
(347 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicherom 2023.  
Produced for Hunters Property Group. REF: 938066

## 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.

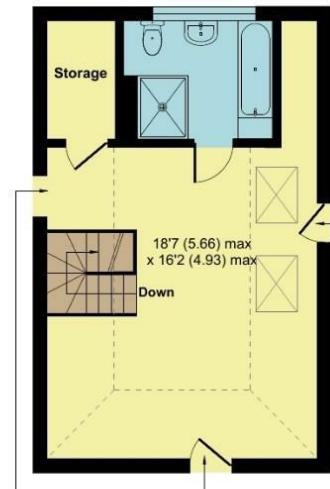
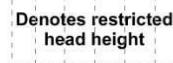
The Mill House, 6 Worsley Road, Worsley, M28 2NL

Tel: 0161 790 9000 Email:

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



Approximate Area = 1246 sq ft / 115.7 sq m  
Garage = 347 sq ft / 32.2 sq m  
Limited Use Area(s) = 183 sq ft / 17 sq m  
Total = 1776 sq ft / 165 sq m  
For identification only - Not to scale



Access To Eaves

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	82	
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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