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# Ellenbrook Road, Worsley

£450,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

This beautifully extended property offers a perfect blend of modern living and practicality. Boasting a private south-facing garden and off-road parking for multiple vehicles, it's an ideal choice for families seeking both space and convenience.

The ground floor features a welcoming hallway leading to a spacious lounge, perfect for relaxation or entertaining. The highlight of the home is the expansive kitchen/diner, which is bathed in natural light and includes a central island—ideal for family meals or hosting gatherings. A utility room adds practicality, while a versatile gym space offers flexibility for fitness enthusiasts or additional storage. A downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is generously sized, with a second bedroom perfect for family or guests. A third, smaller bedroom provides an excellent space for a home office, nursery, or additional storage. A stylishly appointed family bathroom completes the first floor.

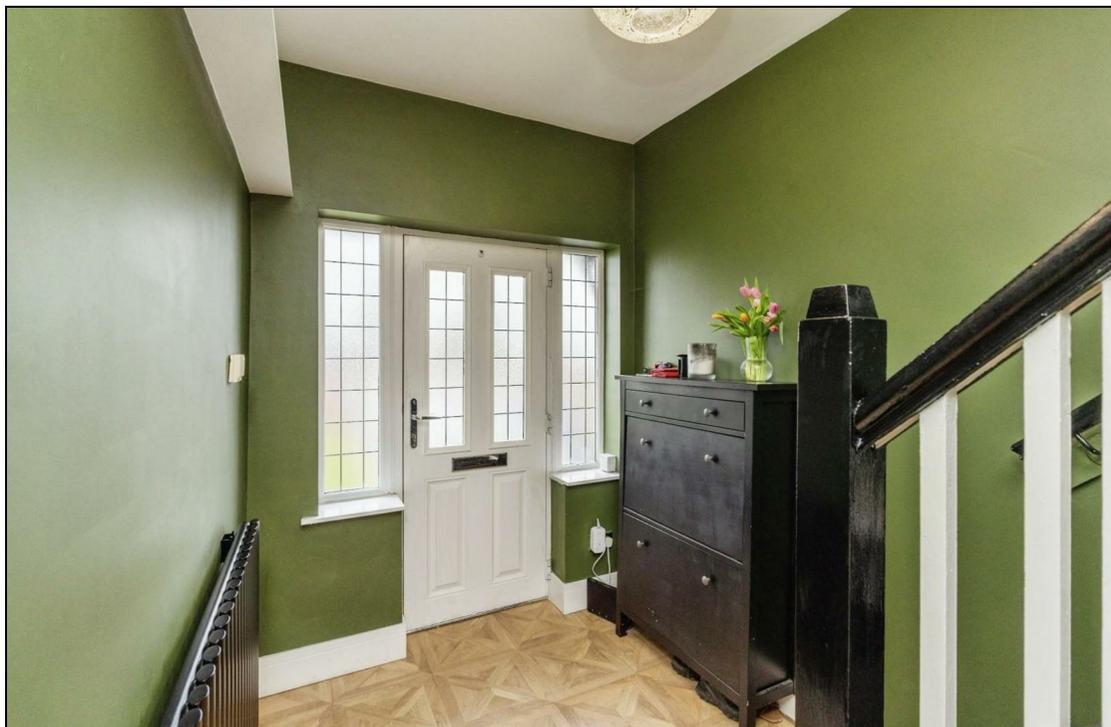
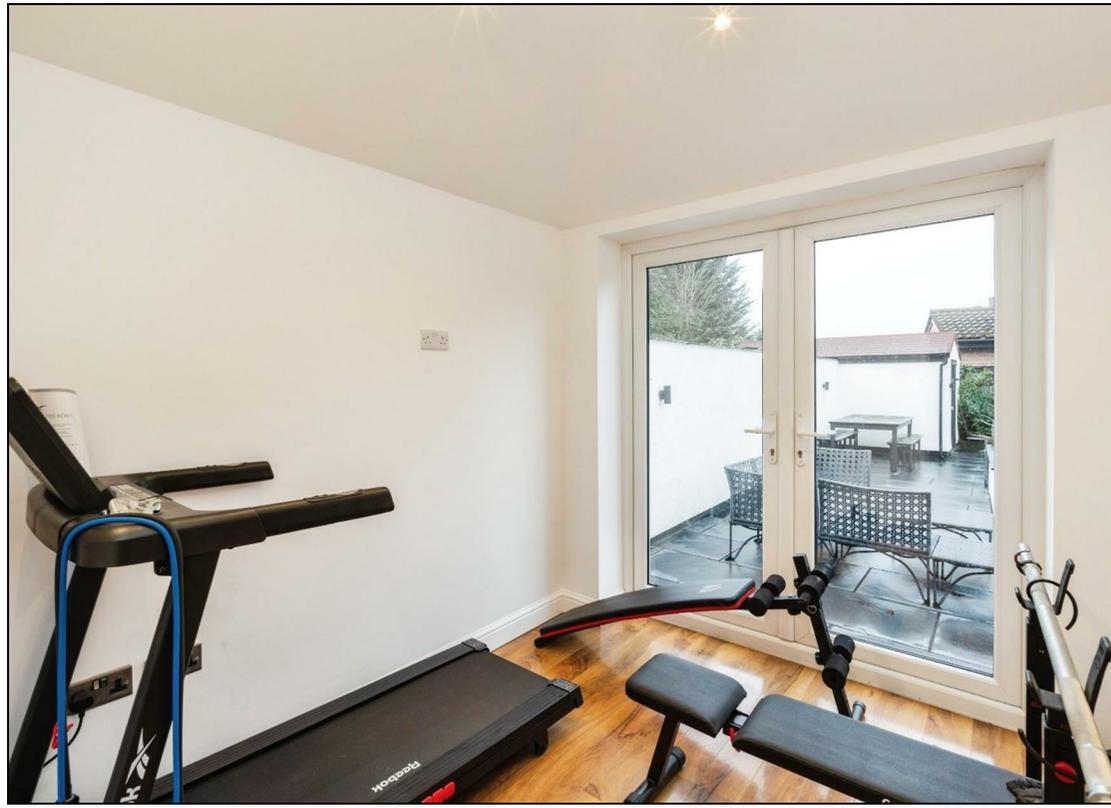
Externally, the property benefits from a private south-facing garden, perfect for outdoor dining or relaxing. The driveway provides ample off-road parking, making it practical for multiple vehicles.

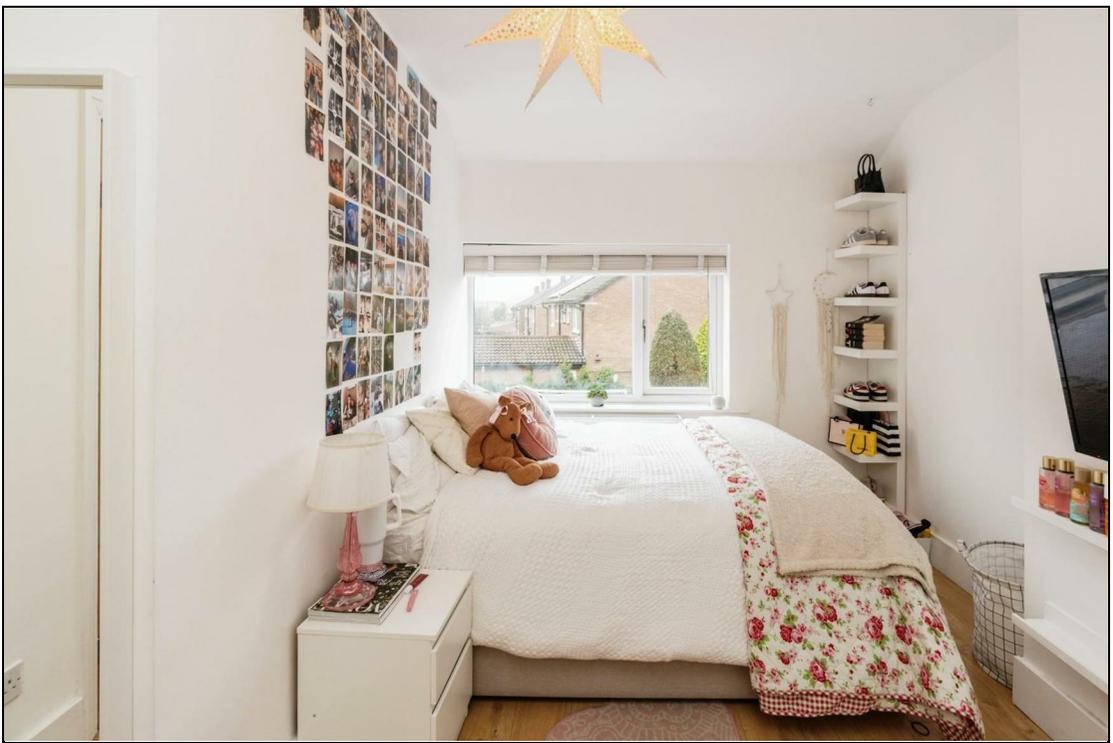
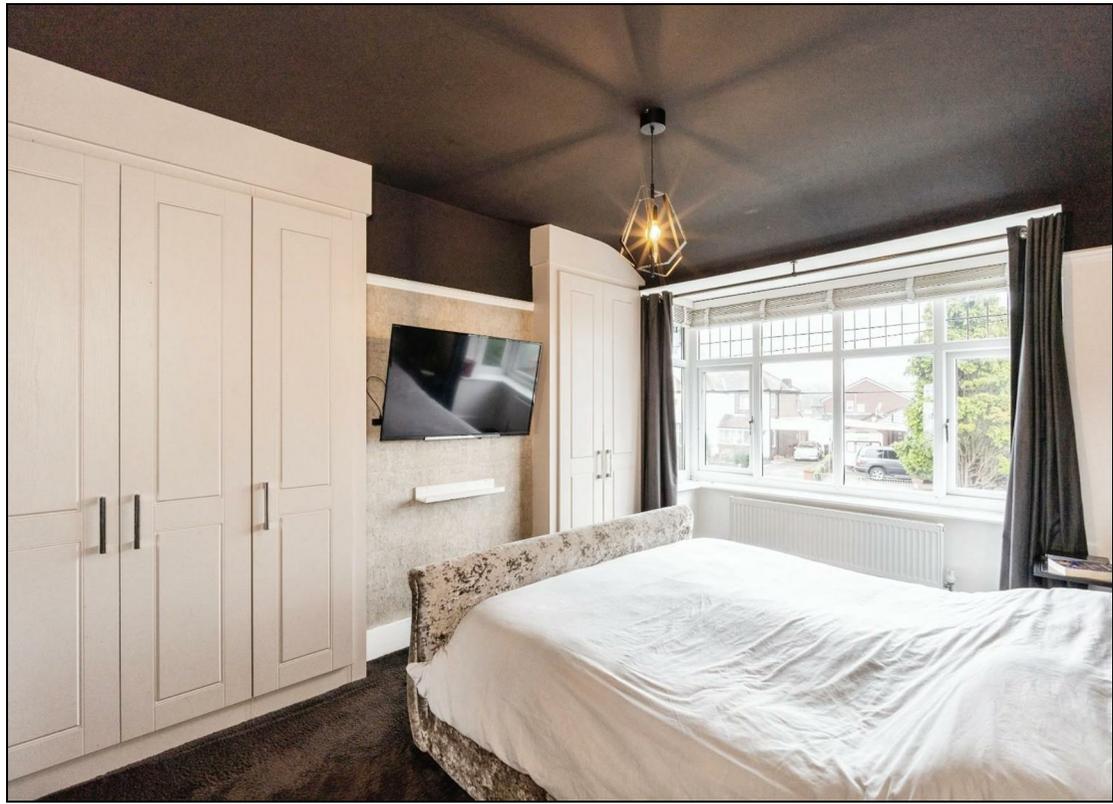
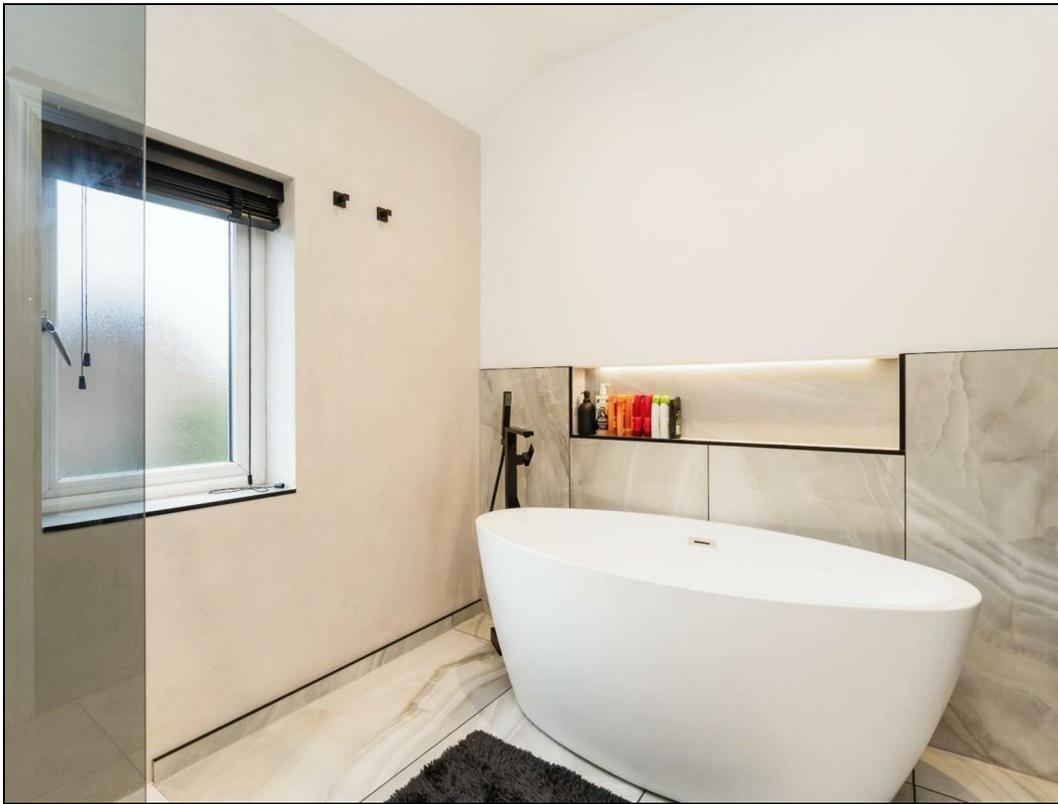
Situated in the sought-after area of Boothstown, the property is ideally located for excellent transport links, including the East Lancashire Road (A580) and the M60, M62, and M602 motorways. Local amenities, outstanding-rated schools such as St. Andrew's and Boothstown Methodist Primary, and beautiful walks along the Bridgewater Canal at Boothstown Marina are all within easy reach. Additionally, the renowned RHS Bridgewater Gardens are just a short walk away.

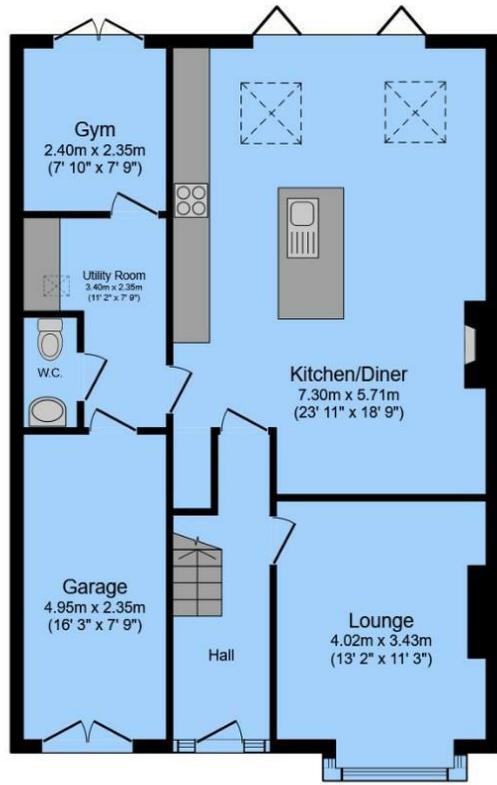
## KEY FEATURES

- STUNNING EXTENDED SEMI DETACHED PROPERTY
- OPEN PLAN KITCHEN/LIVING/DINING AREA
  - UTILITY ROOM
  - GARAGE
- HIGHLY SOUGHT AFTER LOCATION
  - DOWNSTAIRS W/C
  - GYM/STUDY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - MOVE IN READY

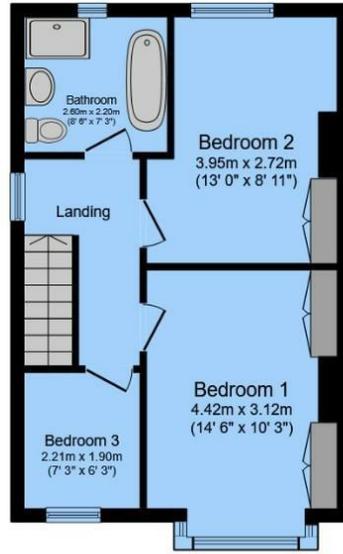








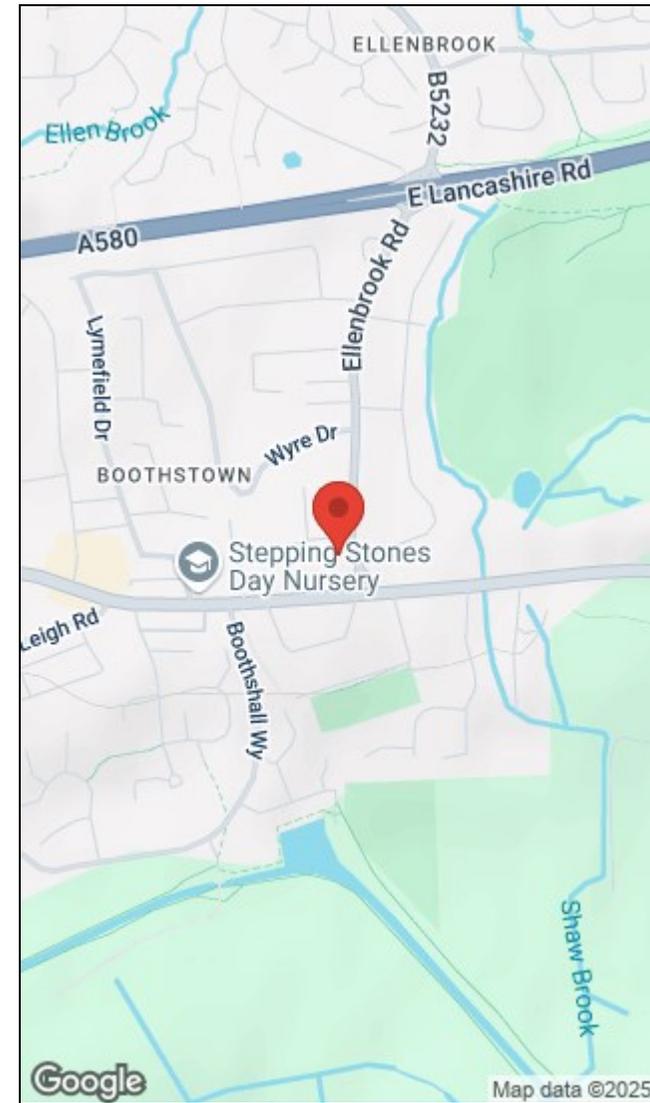
**Ground Floor**



**First Floor**

Total floor area 127.3 m<sup>2</sup> (1,370 sq.ft.) approx

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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