



HUNTERS[®]
HERE TO GET *you* THERE

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Woodshaw Grove, Worsley, Manchester

Offers In Excess Of £575,000

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*****NO CHAIN***** This beautifully presented and fully modernised four-bedroom family home offers spacious and versatile accommodation finished to a high standard throughout.

Upon entering the property, you are welcomed by a bright entrance hallway which provides access to the main living areas. To the front of the property is a spacious lounge, enhanced by a bay window allowing plenty of natural light to flow through the room. Also to the front is a versatile study/playroom, ideal for those working from home or for growing families, along with a convenient downstairs WC.

Moving through the property, there is a generous dining room which provides a fantastic space for entertaining and family meals. The heart of the the home is the impressive kitchen/diner, fitted with a top-of-the-range German kitchen with integrated appliances and finished to an exceptional standard. This space flows seamlessly into the conservatory, creating a wonderful open-plan area overlooking the rear garden. Both the kitchen and conservatory benefit from underfloor heating, providing added comfort and a luxurious feel. A separate utility room and additional storage space complete the ground floor accommodation.

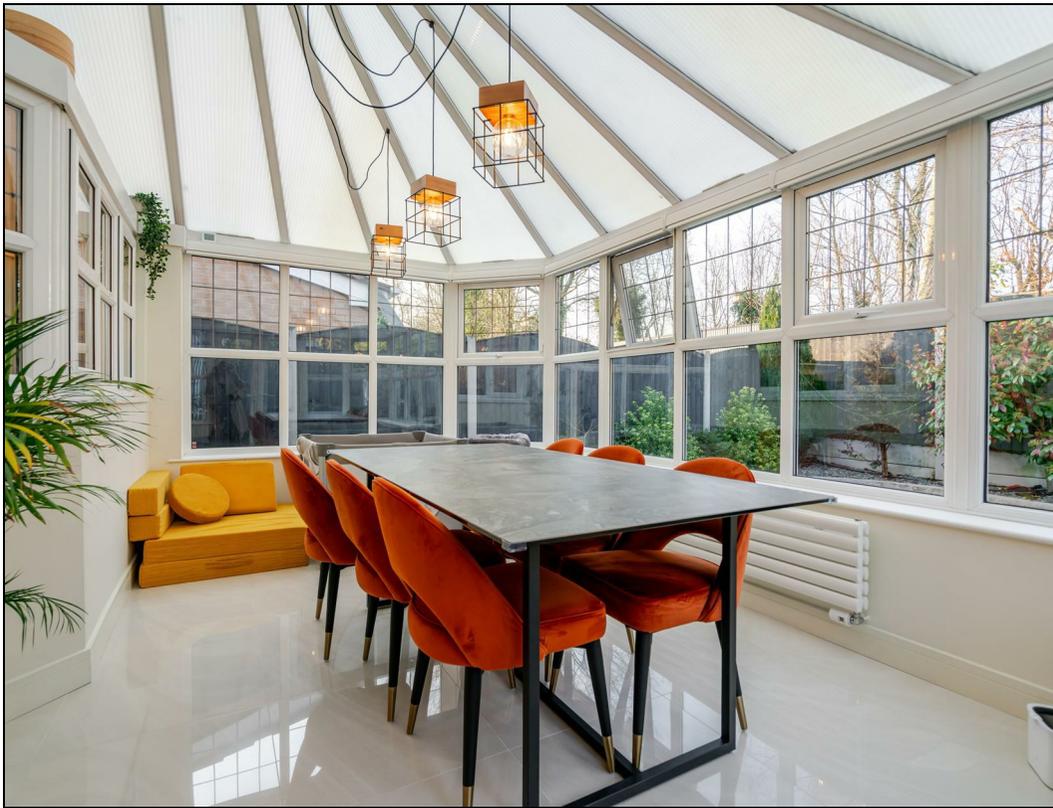
To the first floor, the landing leads to four well-proportioned bedrooms. The spacious principal bedroom benefits from fitted wardrobes and a stylish modern en-suite shower room. The remaining bedrooms are served by a newly fitted family bathroom, finished with high-quality Italian tiles, creating a contemporary and elegant space.

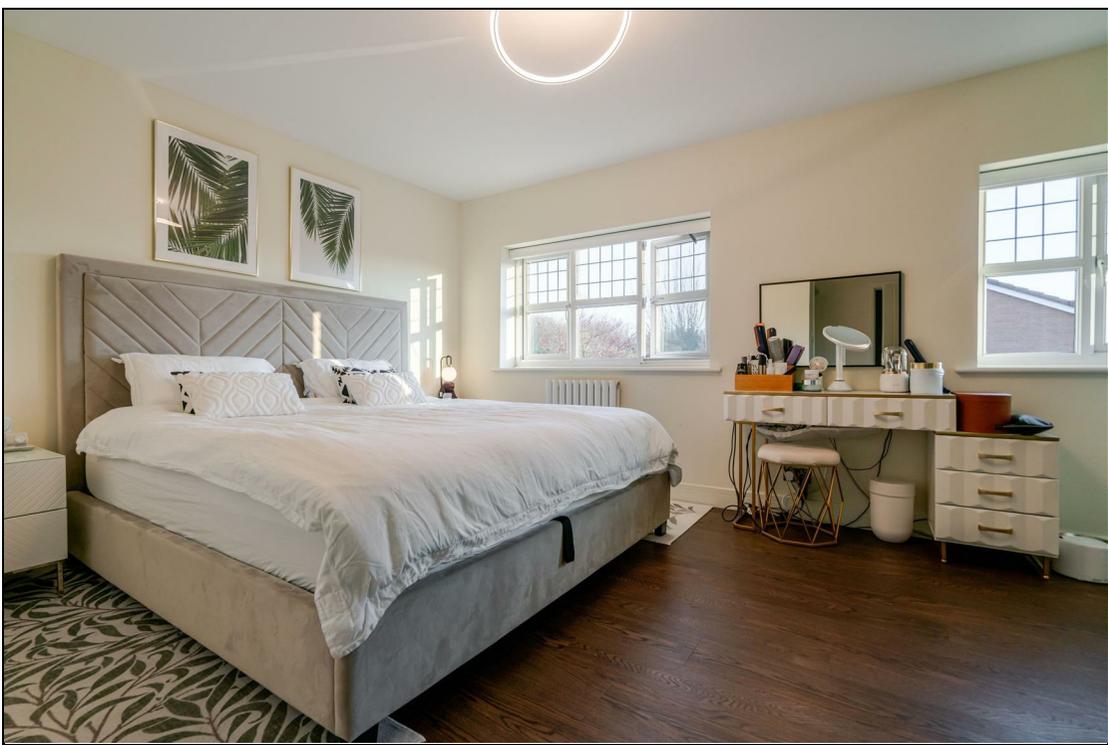
Externally, the property is positioned towards the corner of a quiet cul-de-sac, offering a high degree of privacy. To the front is a newly installed block-paved driveway providing ample off-road parking. To the rear, a gate provides direct access onto the Ellenbrook to Monton Loopline, a popular route perfect for families, dog walkers and cyclists. The loopline also links to the Vantage guided busway, making it ideal for commuters travelling into Manchester

KEY FEATURES

- HIGH SPECIFICATION
- TOP OF THE RANGE GERMAN KITCHEN
- MUST BE SEEN TO FULLY APPRECIATE
 - FOUR BEDROOMS
 - UNDERFLOOR HEATING
 - EN-SUITE
- NEWLY FITTED BLOCK PAVED DRIVEWAY PROVIDING OFF ROAD PARKING
 - STUDY/PLAYROOM
 - FOUR RECEPTION ROOMS
 - CUL-DE-SAC POSITION



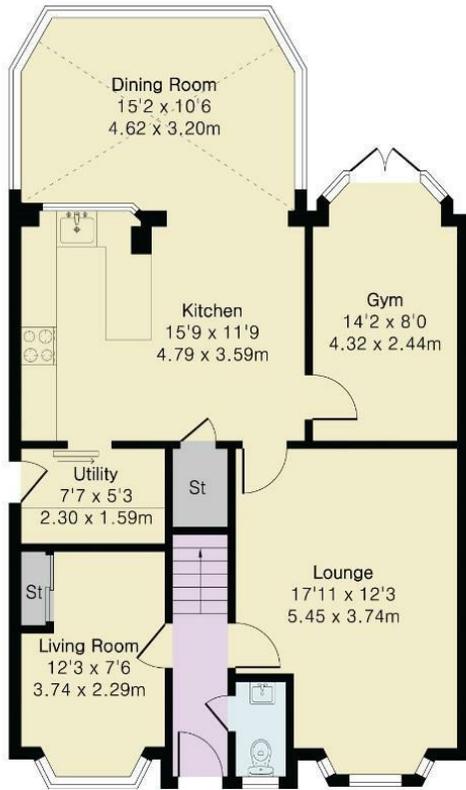




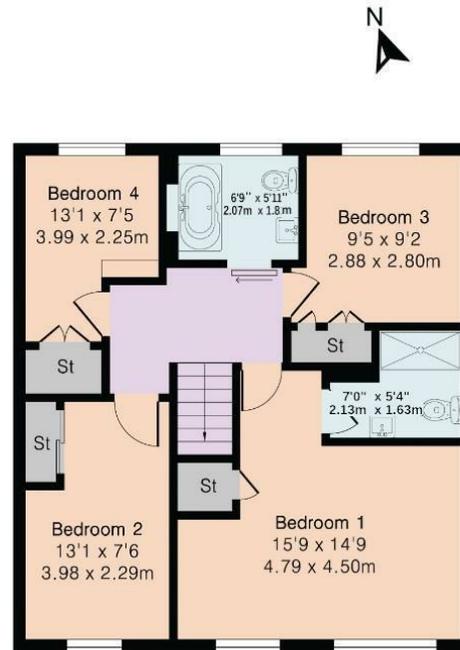
Approximate Gross Internal Area 1540 sq ft - 154 sq m

Ground Floor Area 898 sq ft – 83 sq m

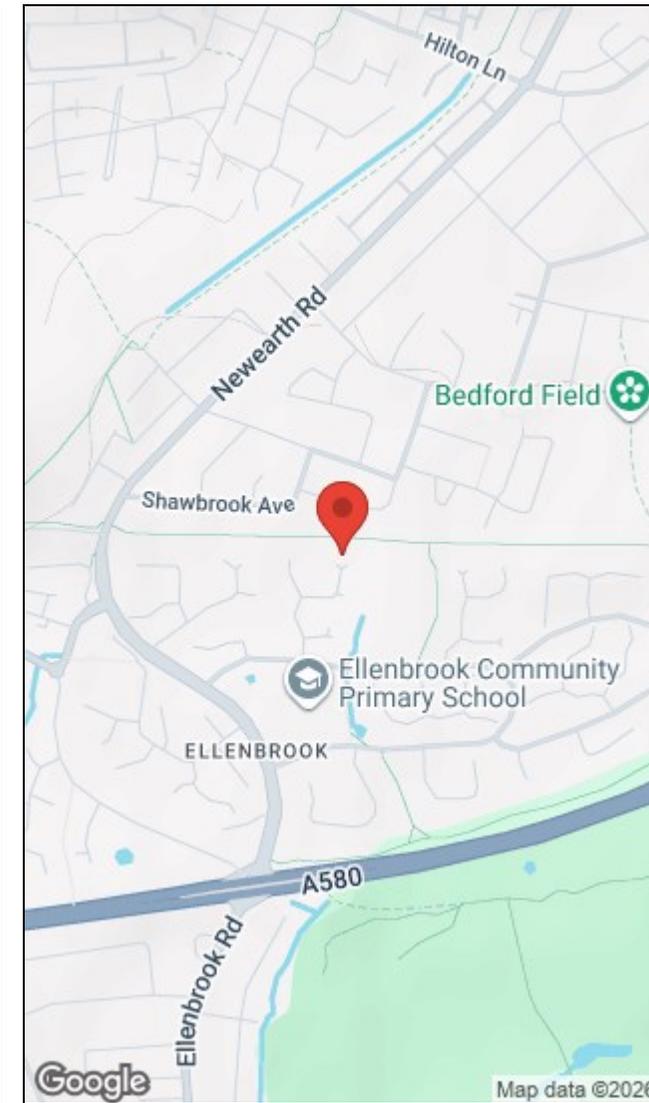
First Floor Area 642 sq ft – 60 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	68		78
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000
worsley@hunters.com | www.hunters.com



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