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# Oak Lea Gardens, Worsley

## Offers Over £450,000



Immaculately presented throughout, this stunning modern detached home is the perfect blend of style, space, and comfort. Offering four generous double bedrooms, it is ideally positioned within close proximity to well-regarded schools, while also being just a short walk from local shops, parks, and a great choice of pubs and restaurants. Its combination of convenience and lifestyle makes it a highly desirable property for both families and professionals.

From the moment you arrive, the home makes a lasting impression with its attractive frontage and a generous driveway providing ample off-road parking. Stepping inside, you are immediately welcomed by a sense of warmth and light, with thoughtfully arranged accommodation that flows beautifully.

The ground floor offers versatile living space, including a separate study, ideal for home working or use as a playroom. The spacious lounge opens seamlessly into the kitchen and dining area, creating a modern open-plan setting perfect for family life and entertaining. The kitchen has been finished to a high standard with classic Shaker-style cupboards complemented by elegant quartz worktops, a feature continued into the adjoining utility room, which also houses a separate washer and dryer while offering excellent storage. A convenient downstairs W/C completes the ground floor layout.

Bi-fold doors lead from the dining area into the rear garden, which has been recently landscaped to a very high standard. This private outdoor space has been thoughtfully designed with a large patio area for dining and relaxing, alongside a neatly maintained lawn and secure boundaries, creating a perfect retreat and an extension of the home's living space.

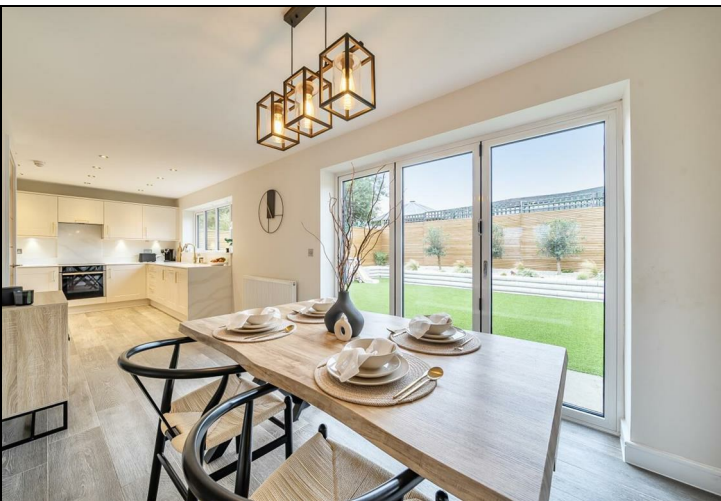
To the first floor, there are four double bedrooms, each offering comfortable proportions. The main bedroom is further enhanced by its own stylish ensuite, while the remaining bedrooms are served by a modern family bathroom.





## KEY FEATURES

- STUNNING OPEN PLAN  
KITCHEN/LIVING/DINING AREA
- NEWLY LANDSCAPED PRIVATE REAR  
GARDEN
- FOUR BEDROOMS
- EN-SUITE
- HIGHLY SOUGHT AFTER LOCATION
- CUL-DE-SAC
- IMMACULATELY PRESENTED
- MOVE IN READY
- EV CHARGER







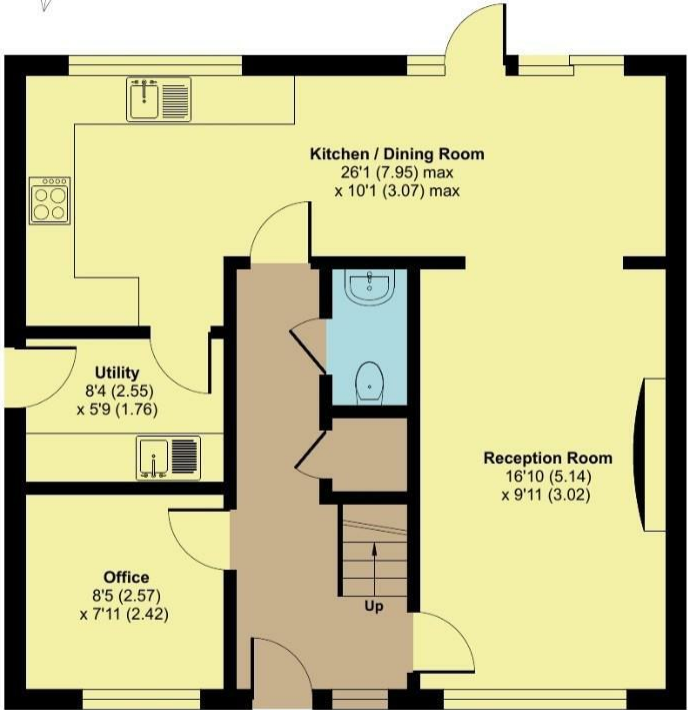




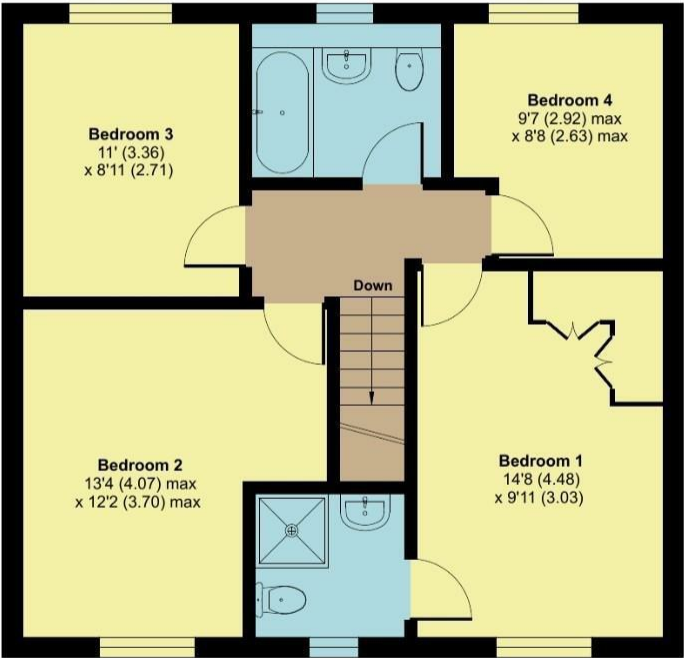


Oak Lea Gardens, Worsley, Manchester, M28

Approximate Area = 1286 sq ft / 119.4 sq m  
For identification only - Not to scale



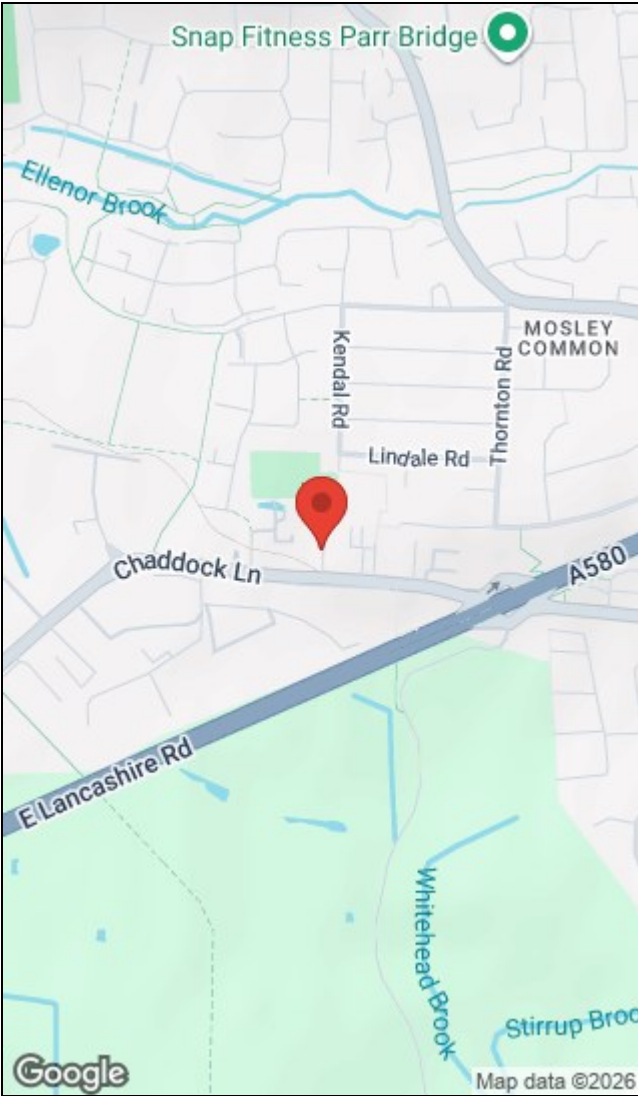
GROUND FLOOR  
APPROX FLOOR  
AREA 59.7 SQ M  
(643 SQ FT)



FIRST FLOOR  
APPROX FLOOR  
AREA 59.7 SQ M  
(643 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1362762



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>		<b>93</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</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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