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3 2 2 D

# Boothshall Way, Worsley, Manchester

## £1,995



This beautifully presented property offers spacious, well-designed accommodation throughout and is ideally positioned just a two-minute walk from St Andrews Primary School.

The ground floor features a welcoming entrance hall leading into a bright lounge and a separate dining room, perfect for family living and entertaining. There is also a convenient guest WC and a modern kitchen, complemented by a conservatory that provides excellent additional living space with views over the rear garden.

Upstairs, you'll find three well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room, while the further two bedrooms are served by a contemporary family bathroom complete with WC, basin, and bath.

Externally, the property boasts a generous rear garden ideal for relaxing or hosting, along with driveway parking and access to the garage at the front.

A wonderfully maintained home in a fantastic location, ready for you to move straight into.



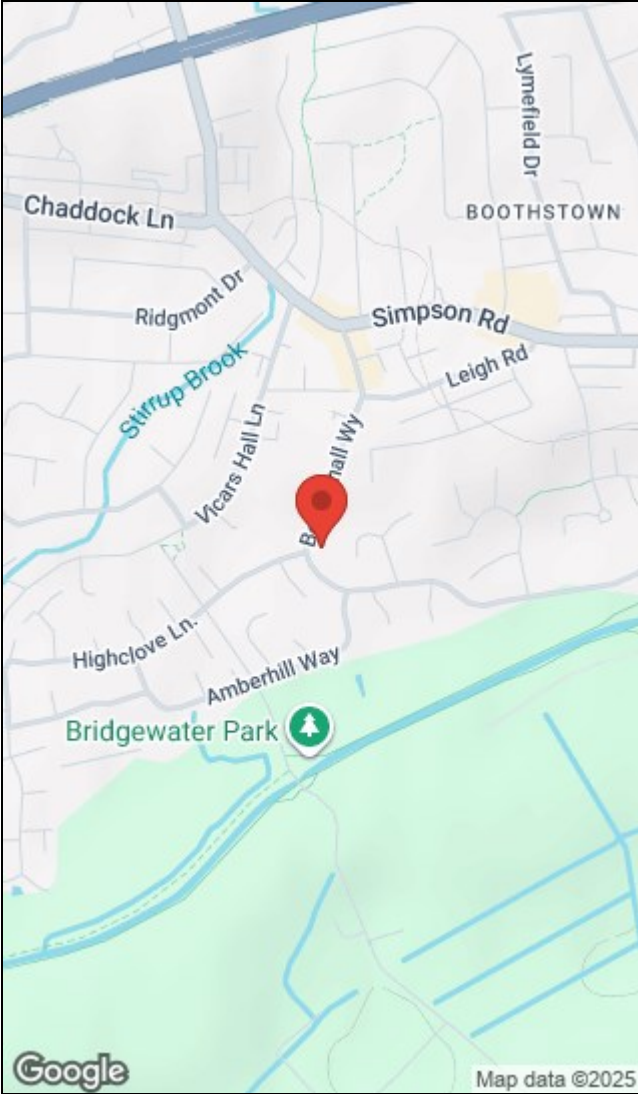
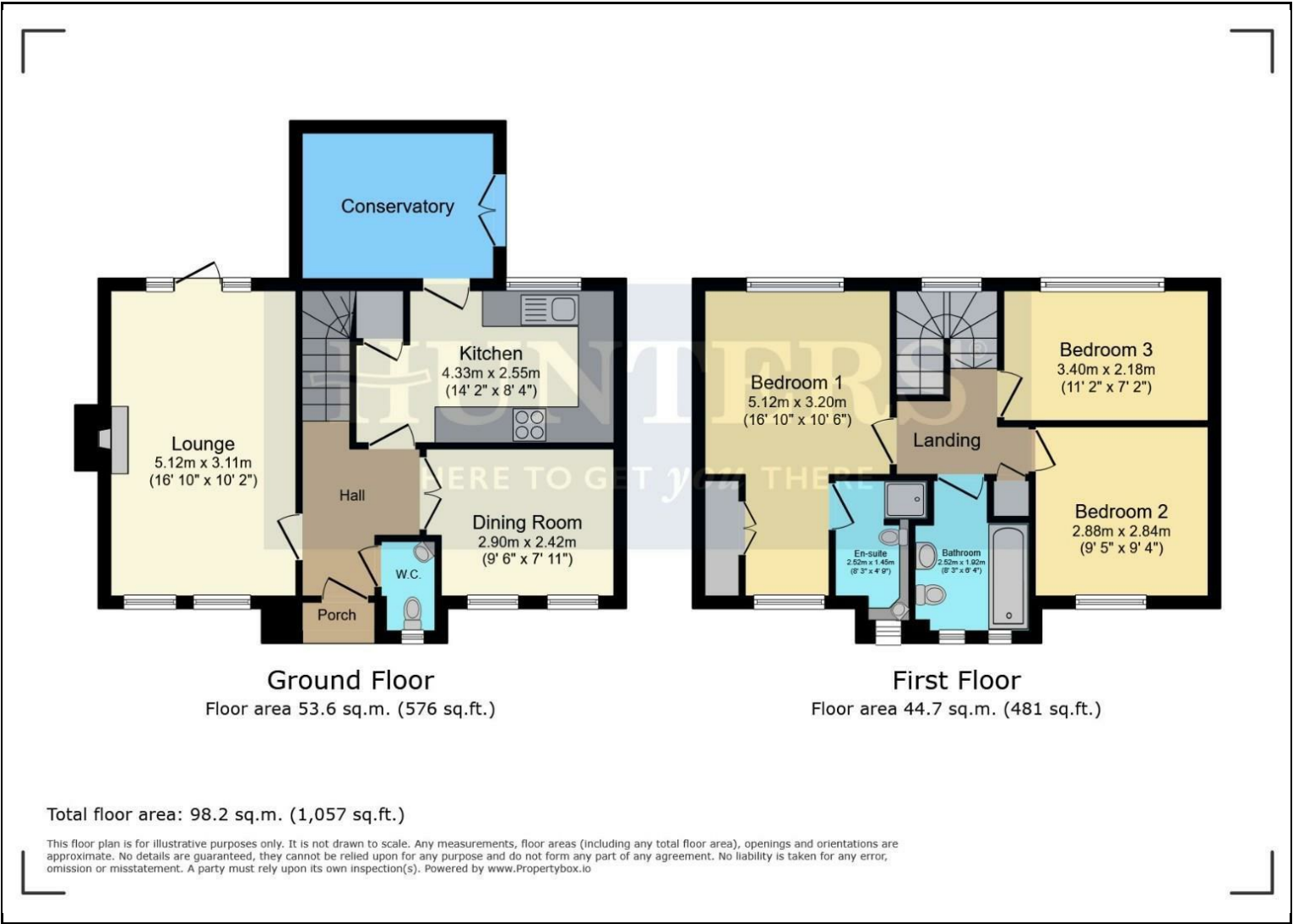
## KEY FEATURES

- THREE BED DETACHED
  - EN-SUITE
  - CONSERVATORY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
  - GARAGE
  - MOVE IN READY
- COUNCIL TAX BAND D
  - EPC RATING D
- PRIVATE REAR GARDEN
  - MODERN KITCHEN









| 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>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | [www.hunters.com](http://www.hunters.com)



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