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Woodfield Drive, Worsley

£275,000



This superb extended semi-detached home is perfectly positioned in a sought-after cul-de-sac, just steps away from Standfield Shopping Precinct in the heart of Boothstown Village. Nestled on a generous south-facing corner plot.

As you approach, a lush front lawn creates a welcoming first impression. Step inside to a warm and inviting hallway with stairs leading to the first floor. The stylish lounge offers a cosy retreat, seamlessly flowing into the impressive open-plan extended kitchen and dining area. Designed for modern living, this space features integrated appliances, a convenient pantry, and a breakfast area. Large windows and French doors flood the room with natural light, while understairs storage ensures practicality. The dining area provides ample space for family meals or entertaining guests.

Upstairs, the main double bedroom enjoys dual-aspect windows, creating a bright and airy ambiance. A second double bedroom and a well-appointed family bathroom complete the upper floor.

Outside, the home's south-facing plot is a true highlight. This is an exceptional opportunity to secure a beautiful home in an enviable location, offering space, style, and convenience in equal measure.

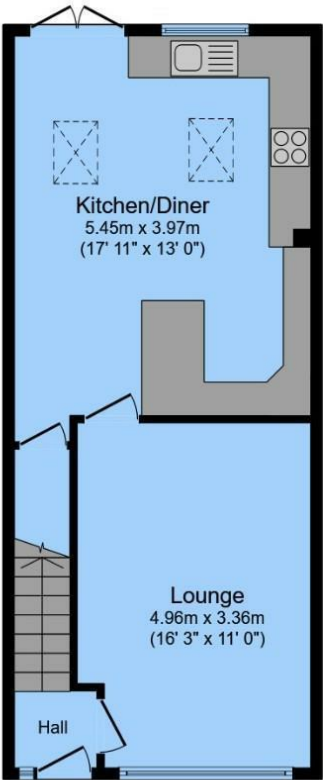
KEY FEATURES

- EXTENDED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- NEWLY REFURBISHED
- CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- NEWLY FITTED BATHROOM
- SOUTH FACING GARDEN
 - MOVE IN READY
 - CLOSE TO AMENITIES

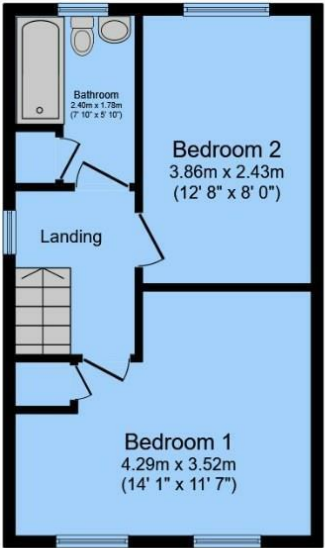








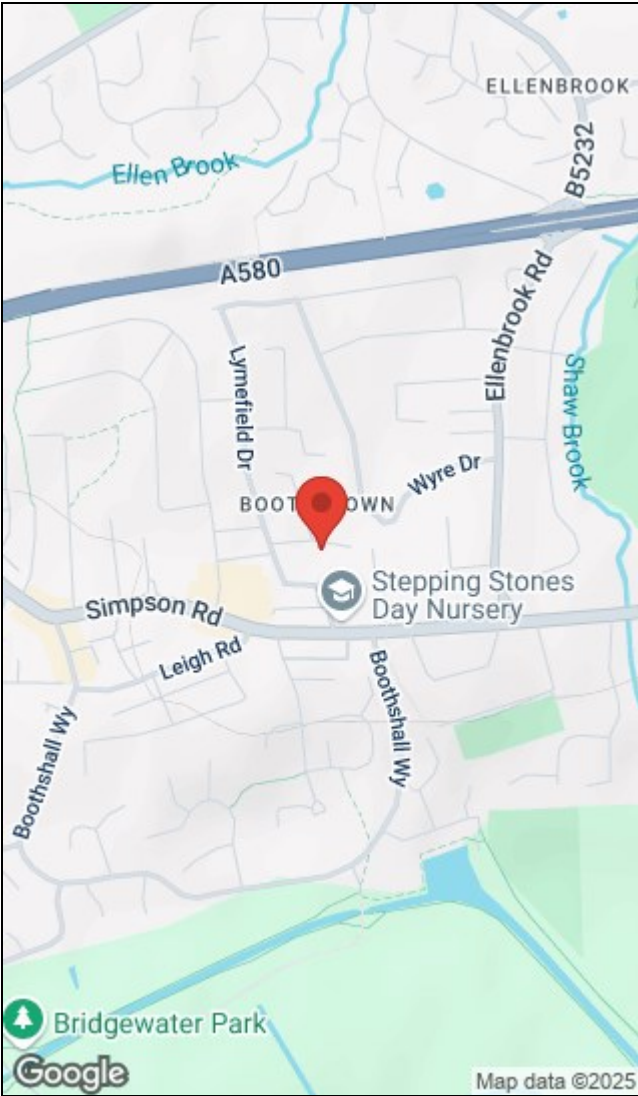
Ground Floor



First Floor

Total floor area 76.6 m² (825 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



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		
71					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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