



Highclove Lane, Boothstown, Worsley, Manchester

- No Chain
- Desirable Area
- Freehold
- Council Tax - F
- Executive Home
- 4 Bedrooms

Offers In The Region Of £500,000

HUNTERS®
HERE TO GET *you* THERE

Highclove Lane, Boothstown, Worsley, Manchester

DESCRIPTION

Hunters Worsley are delighted to market this executive family home in the desirable area of Boothstown, also offered with no onward chain! This property would suit a growing family looking for a highly regarded residential area with popular schools.

Internally, the property comprises of a bay fronted 23ft living room, dining room, fully fitted kitchen, w.c, and an extended conservatory to the rear. There is also a utility room which has internal access to the garage. To the first floor, there are four double bedrooms, the master having an en-suite shower room. There is also a four piece family bathroom suite serving the other 3 bedrooms.

Externally, the property has low maintenance gardens, to the front aspect is a double driveway and small lawn. To the rear aspect is a private garden with paved patio areas and artificial lawn enclosed by fencing.

Location wise, Boothstown has seen heavy investment in the last few years and is an extremely desirable area for families with good schools nearby, country walks including the Bridgewater Canal and the new RHS garden centre. There are also local amenities such as independent shops, bars and restaurants. Transport links into Manchester are excellent and direct from A580 Vantage Bus Route.

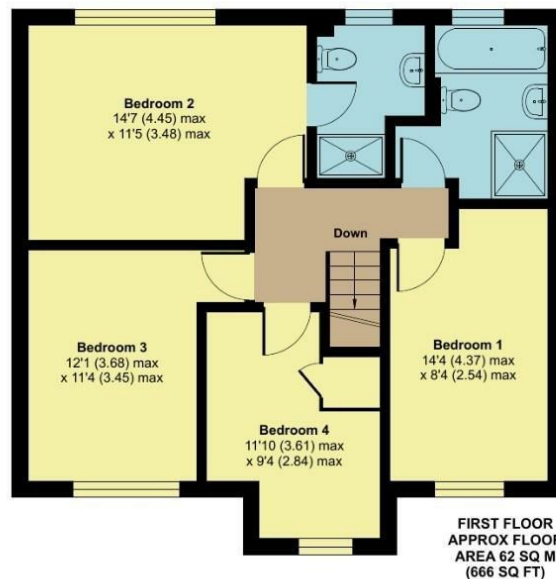
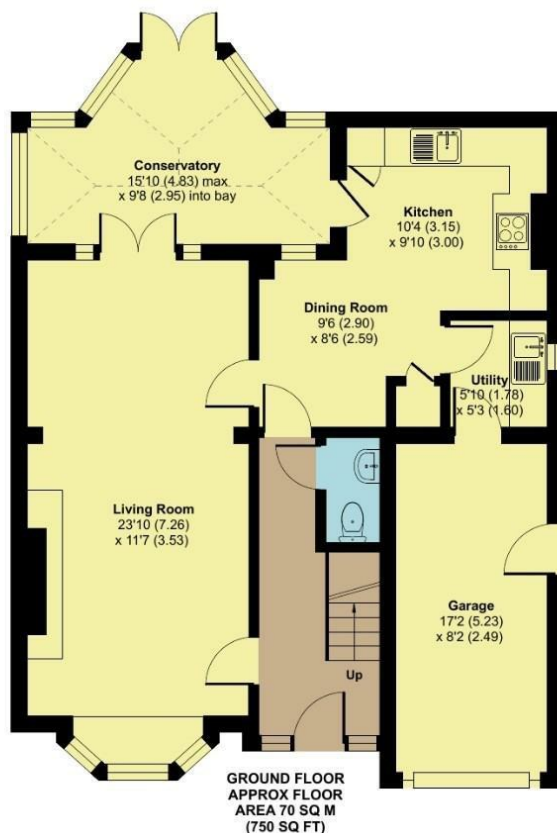




Highclove Lane, Worsley, Manchester, M28

Approximate Area = 1552 sq ft / 144 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Hunters Property Group. REF: 900933

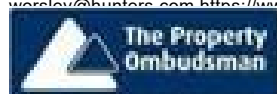
Viewing

Please contact our Hunters Worsley Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

The Mill House, 6 Worsley Road, Worsley, M28 2NL

Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

HERE TO GET *you* THERE