



HUNTERS[®]
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Ellerbeck Crescent, Worsley, Manchester | Offers Over £425,000
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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 WORSLEY are delighted to market this forever family home with conservatory extension & garage conversion. There is more than enough living space for everyone! Situated in the catchment for two outstanding primary schools; **Ellenbrook Primary School** and **James Brinkley Primary School** as well as in close proximity to popular secondary schools! Internally, the property is over 1300 sq feet and comprises of a entrance hallway, spacious lounge, modern kitchen/diner with separate utility & downstairs w.c. To the rear is the conservatory extension which allows for plenty of natural light, and to the front is the spacious garage conversion which is currently used as a playroom. On the first floor there are 4 generously sized bedrooms. The master bedroom and the second bedroom both have fitted wardrobes and their own en-suites! There is then a further double bedroom and a good size single bedroom with fitted wardrobe. To the rear is a three piece family bathroom. Externally, the property has a large driveway to the front aspect for multiple vehicles, and to the rear there is a sun-drenched garden with paved areas & lawn enclosed by fencing. Location wise, the Vantage bus route is on your doorstep which is directly linked with Manchester City Centre, local amenities can be found in Ellenbrook & in Walkden Town Centre.

Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford is a perfect place to settle and find your forever home. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. For indoor activities, the Trafford Centre is 5 minutes down the M60 with loads of shops, restaurants and activities to satisfy a day out. Frequent public transport also makes Manchester and all its museums, art galleries, shops, bars, and restaurants easy to get to.

Lounge
13'6 x 13'4
To the front aspect, UPVC double glazing, radiator, laminate flooring.

Kitchen/Diner
20'3 x 9'1
To the rear aspect, fully fitted kitchen with plenty of base/wall units, UPVC double glazing, double doors, radiator & laminate flooring,.

Utility Room
5'0 x 5'0
To the side aspect, separate utility room with spaces for appliances, side door, laminate flooring.

Downstairs W.C
To the rear aspect, downstairs W.C with wash basin, partially tiled walls, UPVC double glazing.

Conservatory
10'1 x 9'1
To the rear, extension allowing natural light, double doors, radiator, laminate flooring.

Bedroom One/En-Suite
17'0 x 8'0
Dual aspect to the front/rear, fitted wardrobes, carpeted flooring, UPVC double glazing, radiator, three piece shower room.

Bedroom Two/En-Suite
9'11 x 8'0
To the front aspect, carpeted flooring, UPVC double glazing, fitted wardrobes, radiator, three piece shower room.

Bedroom Three
9'11 x 8'8
To the rear aspect, double bedroom with UPVC double glazing, carpeted flooring & radiator.

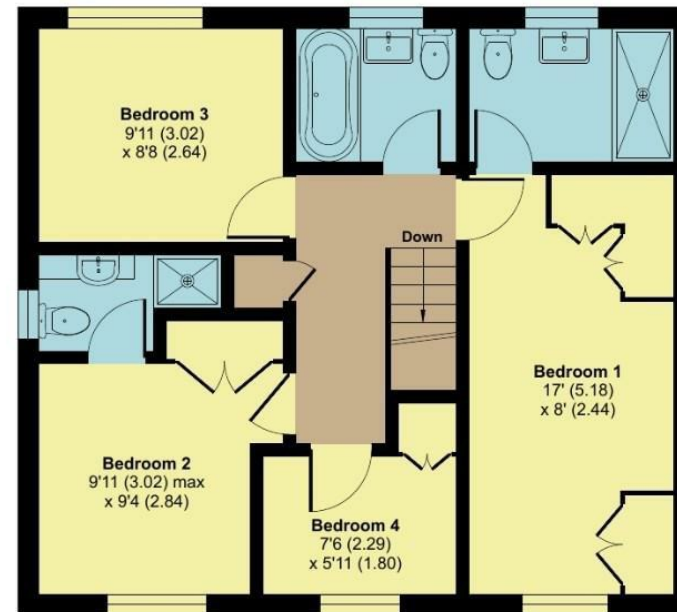
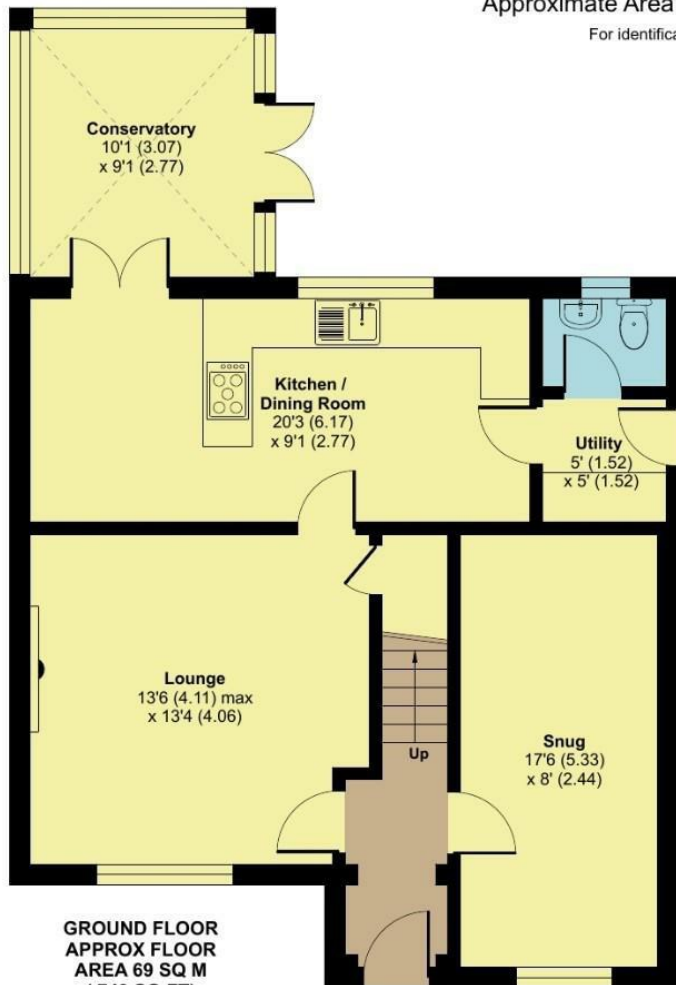
Bedroom Four
7'6 x 5'11
To the front aspect, generous size single bedroom/office with fitted wardrobe, carpeted flooring & UPVC double glazing.

Bathroom
To the rear aspect, three piece family bathroom, mostly tiled, towel heater, UPVC double glazing.

Ellerbeck Crescent, Worsley, Manchester, M28

Approximate Area = 1333 sq ft / 123.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Hunters Property Group. REF: 1002098

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.

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