





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.

Set in a highly desirable location, Hunters Worsley are delighted to bring to the market this semi-detached bungalow in Boothstown with no chain. On entrance, there is a porch, two lounges with double doors leading to the garden. There are two good size double bedrooms with the master having fitted wardrobes and a separate adapted wet room. Externally, the property benefits from a good size plot, with gardens to the front, side & rear. There is driveway parking to the side aspect as well as gated access to the rear garden. Location wise, Boothstown offers shops, restaurants & bars within walking distance and excellent transport links. To book your viewing, please contact the office!

Porch
Entrance porch leading to the lounge.

Lounge One
13'9 x 12'8
To the front aspect, carpeted flooring, UPVC double glazing, radiator, fireplace & ceiling light point.

Lounge Two
12'8 x 12'5
To the rear aspect, carpeted flooring, UPVC double glazing, radiator, double doors & ceiling light point.

Kitchen/Diner
16'3 x 10'9
To the front aspect, a fully fitted kitchen/diner with integrated appliances, base/wall unit & sink unit. Tiled flooring, UPVC double glazing, spotlights & side door.

Bedroom One
10'7 x 10'6
To the rear aspect, double bedroom with carpeted flooring, fitted wardrobes, UPVC double glazing & radiator.

Bedroom Two
10'8 x 8'4
To the rear aspect, double bedroom with carpeted flooring, UPVC double glazing & radiator.

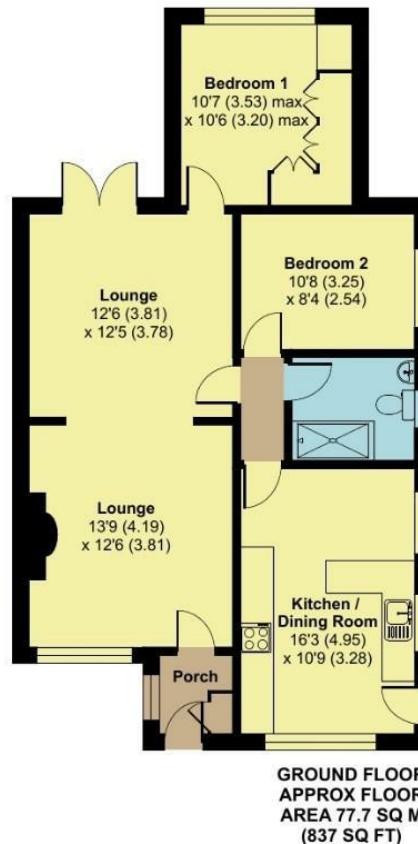
Wet Room
To the side aspect, three piece adapted wet room & UPVC double glazed window.

Special Note
Please note the seller is a member of staff at Hunters Estate Agents.

Ashford Avenue, Worsley, Manchester, M28

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023.
Produced for Hunters Property Group. REF: 1069732

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.

Suite 4, The Granary 50 Barton Road, Worsley, Manchester, M28 2EB | 0161 790 9000 | worsley@hunters.com

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