



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 1 2 C

# Leafield Drive, Worsley, Manchester

Per Month £1,500 Per Month



HUNTERS WORSLEY are delighted to offer for rent his FULLY RENOVATED three bedroom semi-detached home that has been EXTENDED to the ground floor to create a modern entertaining area. Ideal for families being located close by to popular schools. Internally, the property offers ample living space with a living room to the front aspect, downstairs W.C and to the rear there is a newly fitted kitchen in an open plan entertaining area opening up to the private garden. To the first floor, there are three generous sized bedrooms and a modern three piece bathroom. Externally, there is a driveway to the front aspect, to the side is a detached garage and to the rear is a private garden mostly laid to lawn. Location wise, the property is situated in the highly regarded residential area of Boothstown where there is a lot of local businesses/amenities included the new RHS Bridgewater. Transport links are excellent and there are bus routes to Manchester City Centre, Salford Quays & The Trafford Centre. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.



## KEY FEATURES

- 3 BEDROOMED
- EXCELLENT LOCATION
- EXTENDED KITCHEN/DINER
  - DETACHED GARAGE
  - RECENTLY RENOVATED
  - DRIVEWAY PARKING



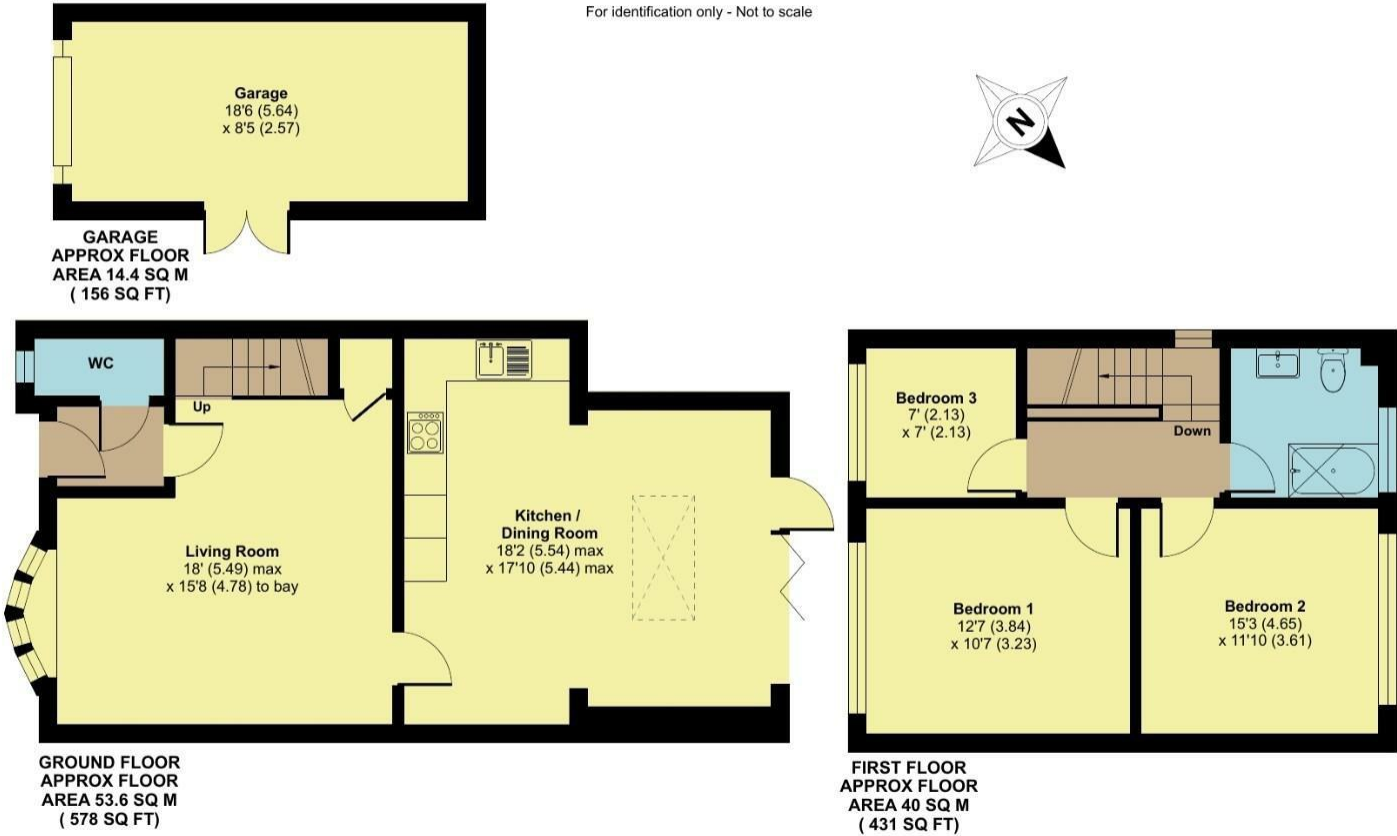




Leaffield Drive, Worsley, Manchester, M28

Approximate Area = 1009 sq ft / 93.7 sq m  
Garage = 156 sq ft / 14.4 sq m  
Total = 1165 sq ft / 108.1 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). © nrichcom 2023. Produced for Hunters Property Group. REF: 1000692



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>		<b>85</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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