



Aviary Road, Worsley, Manchester, M28 2WF

FOUR BEDROOMS | GUEST SUITE WITH PRIVATE REAR ACCESS | OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM | TWO GOOD SIZED RECEPTION ROOMS | SECOND FLOOR STUDY | EPC RATING D | FREEHOLD PROPERTY | CLOSE TO ST. MARKS PRIMARY SCHOOL | NO UPWARD CHAIN | SUPERB PLOT SIZE

Asking Price: **£899,950**



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DESCRIPTION

Prime Worsley location, detached four bedroomed house set within impressive private grounds. Electric gated horseshoe shaped driveway, guest suite with private bathroom, two good sized reception rooms, second floor study, rear garden facing kitchen/breakfast/family room. CCTV fitted. Freehold. Briefly comprising of a front access porch leading to the entrance hall fitted with Parquet flooring and providing storage under the stairs. A good sized sitting room with wood burning fire provides stunning views and garden access through double doors to the side elevation. Bay fronted, the dining room boasts a wooden fireplace with open fire and provides good space for dining furniture. A guest w.c located to the end of the entrance hall is fitted with a two piece bathroom suite. Of good size the kitchen/breakfast/family room is located to the rear elevation. The kitchen with marble worktops houses an integrated fridge and fitted Aga stove.. Space for a free standing dishwasher is provided. With rear access to the garden there is good room for free standing furniture. The property's Baxi boiler is housed in a room next to the utility with space provided for appliances. The property's self-contained guest suite is located to the rear elevation with direct access from both the kitchen and also from the front of the property, via the driveway. Comprising of a ground floor living area with sink/hotplate and fridge unit, a private en-suite shower/WC room and stairs leading to a mezzanine balcony with space for a double bed, it provides the perfect accommodation for visitors, a family member or as a separate office. Double doors lead out to the rear garden. Carpeted stairs lead to the first floor landing allowing access to bedroom one, a double room with en suite shower room with three piece bathroom suite. Two further double bedrooms, one with built in storage and of good size allowing space for free standing furniture. The family bathroom is fitted with a four piece bathroom suite comprising of a bath, wall mounted hand wash basin, w.c. and a shower unit. A further staircase leads to the second floor landing providing fantastic eaves storage. Two attic rooms provide a study room just perfect for home schooling or office space and a further double sized room with extra eaves storage. Externally there are extensive yet well kept the garden provides tree and hedge lined natural lawns to the front, side and rear. Several paved patio areas provide space for garden furniture. Gated to the front, the driveway provides in and out access and parking for multiple vehicles. Ideally located for those with children looking to attend St Marks, Worsley or take advantage of the Worsley Park Marriott Hotel & Country Club. Worsley Woodland and Loopline walks are within good distance. The Vantage direct bus route to Manchester City Centre is nearby. Close to motorway links to Manchester City Centre, Salford Quays and Liverpool the property is perfectly located for those wishing to commute.





Worsley, Manchester, M28

Approximate Area = 2277 sq ft / 211.5 sq m

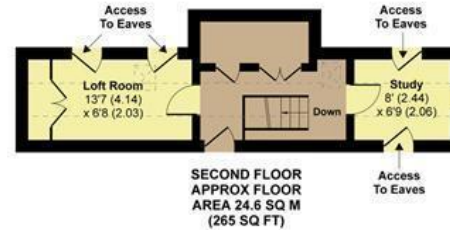
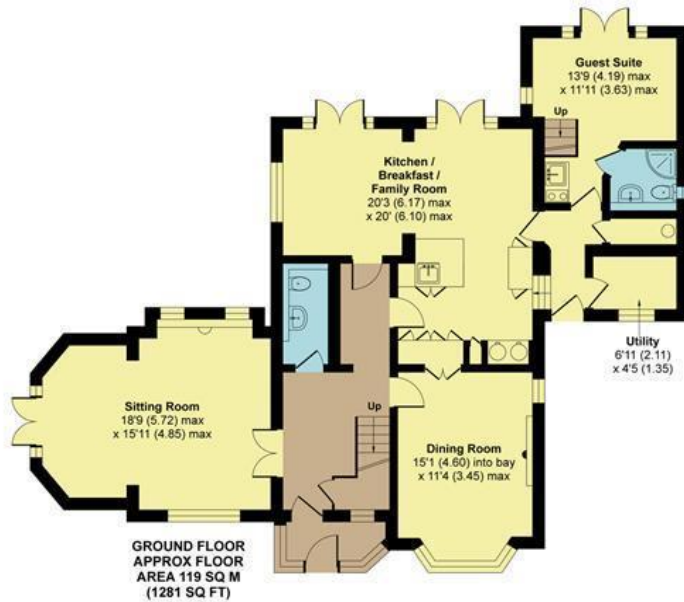
Limited Use Area(s) = 169 sq ft / 15.7 sq m

Total = 2446 sq ft / 227.2 sq m

For identification only - Not to scale



Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 684485

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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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to sell or let?

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OPENING HOURS

Hunters opening hours – 9-5.15pm
Monday to Friday & 10-2pm Saturday.
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