



174 Leigh Road, Worsley, Manchester, M28 1LW
Guide price £260,000

The Property Perspective

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Front

Located in the highly desirable village of Boothstown, within the sought after Worsley area, Leigh Road enjoys a fantastic balance of village charm and excellent connectivity. Boothstown is known for its welcoming community feel, attractive canal side walks and popular local amenities, with a range of cafés, restaurants and shops close by. The area also sits on the historic Bridgewater Canal, offering picturesque walking and cycling routes. Families benefit from a selection of well-regarded local schools, while commuters are exceptionally well placed with easy access to the M60, M62 and A580 East Lancashire Road, providing convenient travel into Manchester and across the North West. Nearby green spaces such as Worsley Woods further enhance the lifestyle appeal of this popular location.

The property itself is a stunning mid-terrace two-bedroom period home, beautifully presented throughout and full of character. The ground floor features a cosy living room complete with a wood burner, creating a warm focal point, which flows through to an impressive kitchen and dining space. The kitchen has been thoughtfully designed with a striking central island and stylish fittings, while the dining area benefits from sliding doors opening onto the rear garden, creating a bright and sociable space ideal for entertaining. To the first floor are two well-proportioned bedrooms along with a beautifully presented family bathroom. Externally, the rear garden is attractively arranged with decking and artificial lawn for low-maintenance living, along with a rear gate providing convenient access.

GROUND FLOOR

Living Room 14'1" x 11'9" (4.3m x 3.6m)

Front door, window to front, LVT flooring, wood burner, painted walls, integrated storage cupboard x 2, access to stairs and kitchen, radiator.

Kitchen 14'1" x 14'1" (4.3m x 4.3m)

LVT flooring, wall mounted and base units, integrated fridge/freezer, dishwasher, space for washer and dryer, wine fridge, freestanding Range Cooker, tiled and painted walls.

Dining Area 12'5" x 7'10" (3.8m x 2.4m)

LVT flooring, sliding doors to garden, painted and wood panel walls, radiator.

FIRST FLOOR

Landing

Bedroom 12'9" x 9'6" (3.9m x 2.9m)

Window to front, fitted wardrobes x 2, painted walls, carpet, radiator.

Bedroom 16'8" max x 6'2" (5.1m max x 1.9m)

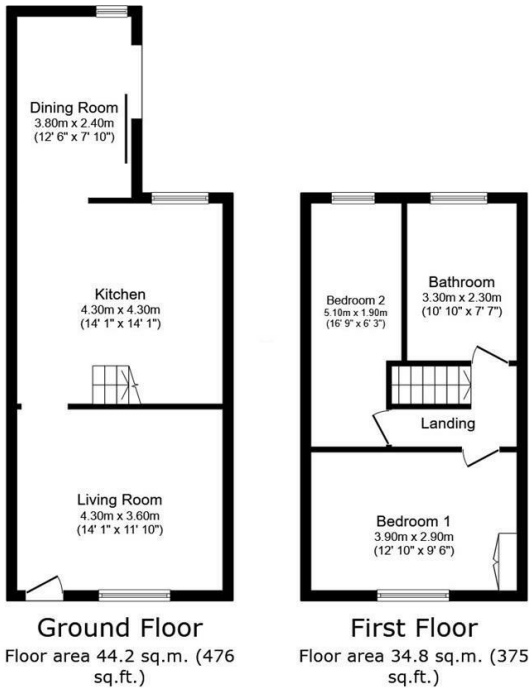
Laminate flooring, window to rear, wallpaper and painted walls, radiator.

Bathroom 10'9" x 7'6" (3.3m x 2.3m)

Window to rear, lino flooring, four piece suite, painted and tiled walls, heated towel rail.

Rear Garden

Decking, artificial lawn, outbuilding, rear access gate to lane, wood fence and brick wall borders, tap.



Total floor area: 79.0 sq.m. (851 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

