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Barton Road, Worsley, Manchester

£130,000



Situated within the highly sought-after Worsley Village, this beautifully presented one-bedroom apartment enjoys a peaceful position with lovely views over the surrounding communal gardens and an abundance of natural light throughout, creating a bright and welcoming living space.

The accommodation comprises a spacious entrance hallway, leading to a generous lounge where large windows flood the room with natural light while offering attractive leafy views. The well-appointed kitchen provides a range of fitted base and wall units with ample workspace, while the spacious double bedroom benefits from fitted wardrobes. Completing the accommodation is a contemporary three-piece shower room.

Located within the well-maintained Elmwood development, residents enjoy access to beautifully landscaped communal gardens, a welcoming residents' lounge, laundry facilities, lift access to all floors, and ample visitor parking.

Perfectly positioned in the heart of Worsley Village, the apartment is just a short stroll from the picturesque Bridgewater Canal, local cafés, restaurants, independent shops and excellent transport links, including easy access to the A580 East Lancashire Road, the M60 motorway network, and regular public transport into Manchester city centre.

Offering a peaceful setting, attractive garden views and a bright, airy interior, this delightful apartment is ideal for those looking to enjoy low-maintenance living in one of Worsley's most desirable locations.

KEY FEATURES

- GARDEN VIEWS
- OVER 60S DEVELOPMENT
- MODERN SHOWER ROOM
- WELL PRESENTED
- NO CHAIN
- FIRST FLOOR
- COMMUNAL AREAS



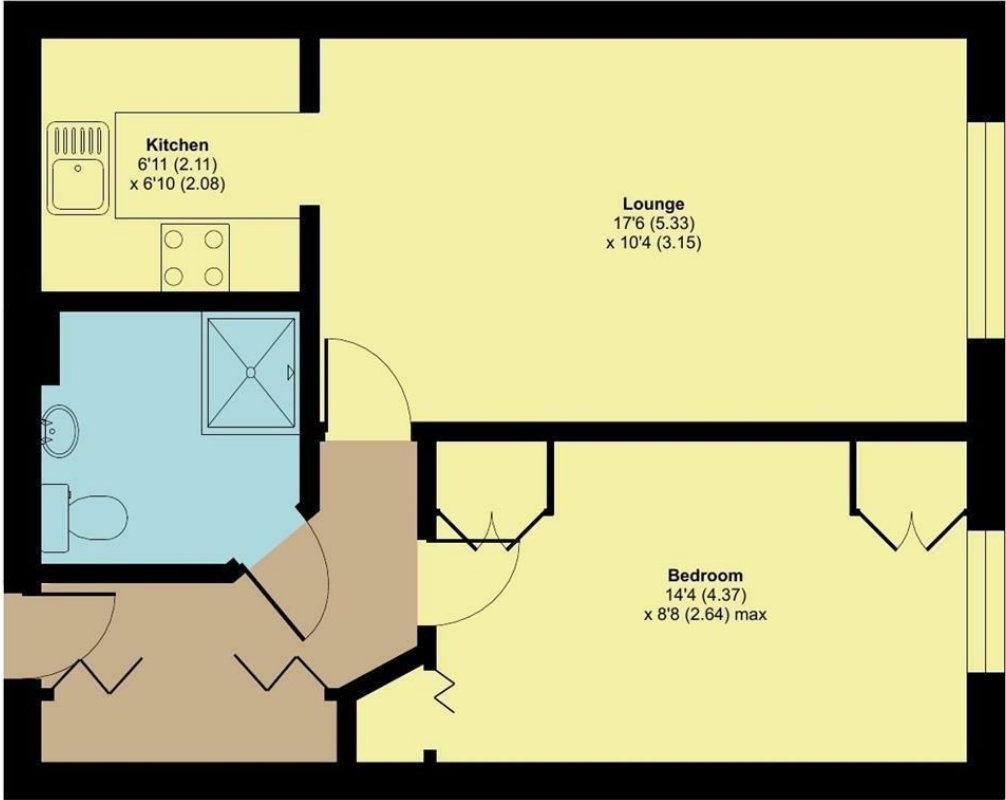




Elmwood, Barton Road, Worsley, Manchester, M28

Approximate Area = 488 sq ft / 45.3 sq m

For identification only - Not to scale

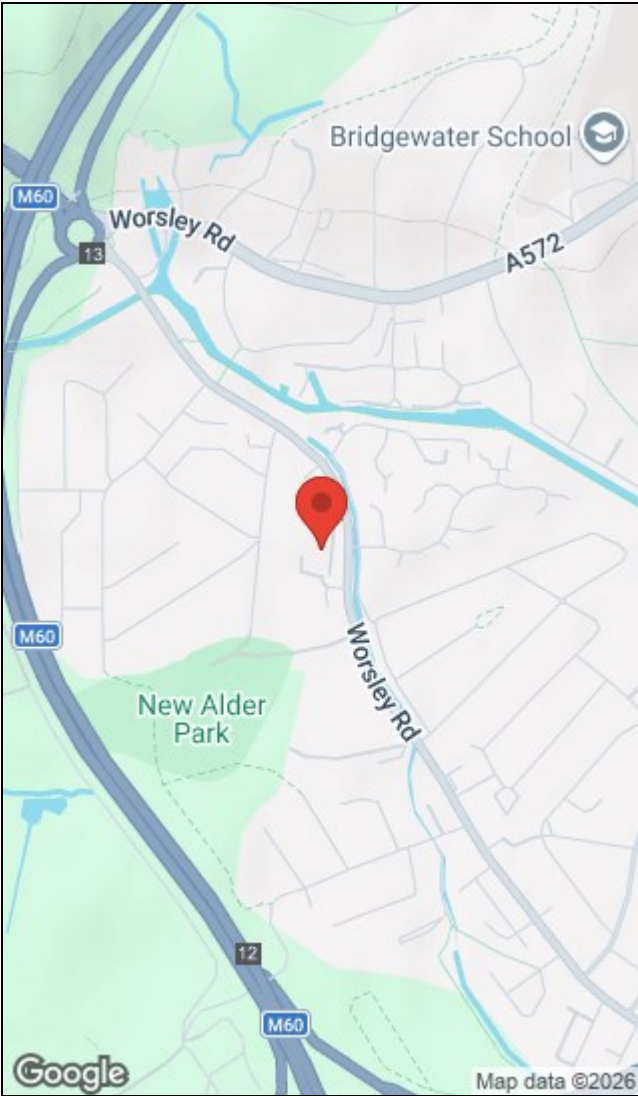


GROUND FLOOR
APPROX FLOOR
AREA 45.3 SQ M
(488 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Hunters Property Group. REF: 818593



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	78	79			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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