



## Elmwood, Barton Road, Worsley, Manchester

Ground Floor Apartment | Over 55's Development | Worsley Village Location | Beautifully Maintained Grounds | Off Road Visitor Parking | No Chain

Asking Price: **£120,000**



# Elmwood, Barton Road, Worsley, Manchester

## DESCRIPTION

Hunters Worsley are excited to bring to the market this one bedroom, ground floor apartment. Offered with no upward sales chain and set in Worsley Village close to canal walks and local amenities. On entrance to the apartment there is a welcoming hallway, a spacious lounge, kitchen with plenty of base/wall units, a double bedroom with fitted wardrobes and a three piece shower room. Elmwood is situated within well maintained grounds offering communal garden space. Situated on a convenient bus route and close to motorway network links. The main building comprises of a communal entrance hallway, communal lounge area, laundry room and lift to all floors. Off road visitor parking is available. Early viewing is strongly recommended. Contact the office to book your appointment!



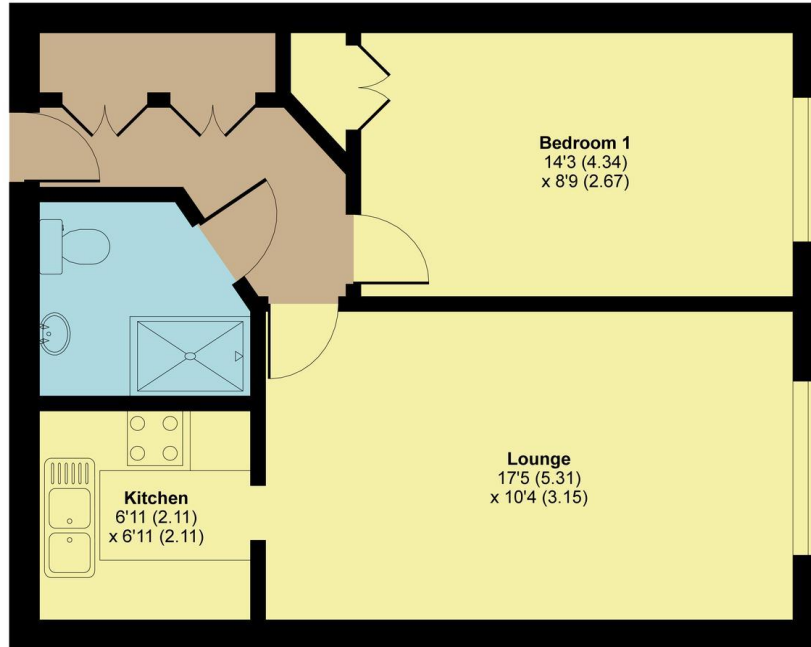




# Barton Road, Worsley, Manchester, M28

Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 45.6 SQ M**  
**(491 SQ FT)**

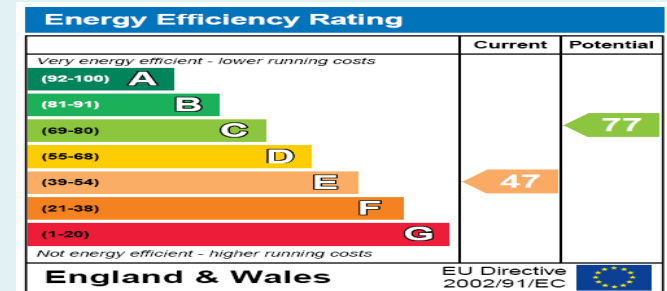


**Certified  
Property  
Measurer**

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: 789365

## 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.



### 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.

# Do you have a property to sell or let?

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.



01617909000



The Mill House, 6 Worsley Road, Worsley, Manchester, M28  
2NL

worsley@hunters.com



### OPENING HOURS

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



VAT Reg. No 938460205 | Registered No: 5299070 | Registered Office: 25 Teak Drive, Kearsley, Bolton, BL4 8RX  
Hunters Worsley Prestige Property International Limited