



**HUNTERS**<sup>®</sup>

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# Apartment 17, Reservoir Gardens 2 Worsley Road North, Worsley, Manchester Per Calendar Month £950 Per Calendar Month



TWO BEDROOMED FIRST FLOOR APARTMENT CONVENIENTLY SITUATED BETWEEN WALKDEN & FARNWORTH.

Well located for access to the ever growing Walkden Town Centre with its plethora of shops, bars, restaurants and a post office to name a few.

The accommodation briefly comprises of an open plan lounge/dining room leading to a new fitted kitchen with integrated appliances.

The main bedroom is fitted with wardobes and boasts an en suite three piece shower room, the second bedroom provides further fitted storage and space for free standing furniture. The family bathroom is fitted with a white three piece bathroom suite. bathroom.

With great links to Manchester City Centre and Bolton Town Centre the property also benefits from double glazing, electric heating and a security entry system. Secure allocated parking spaces are provided.

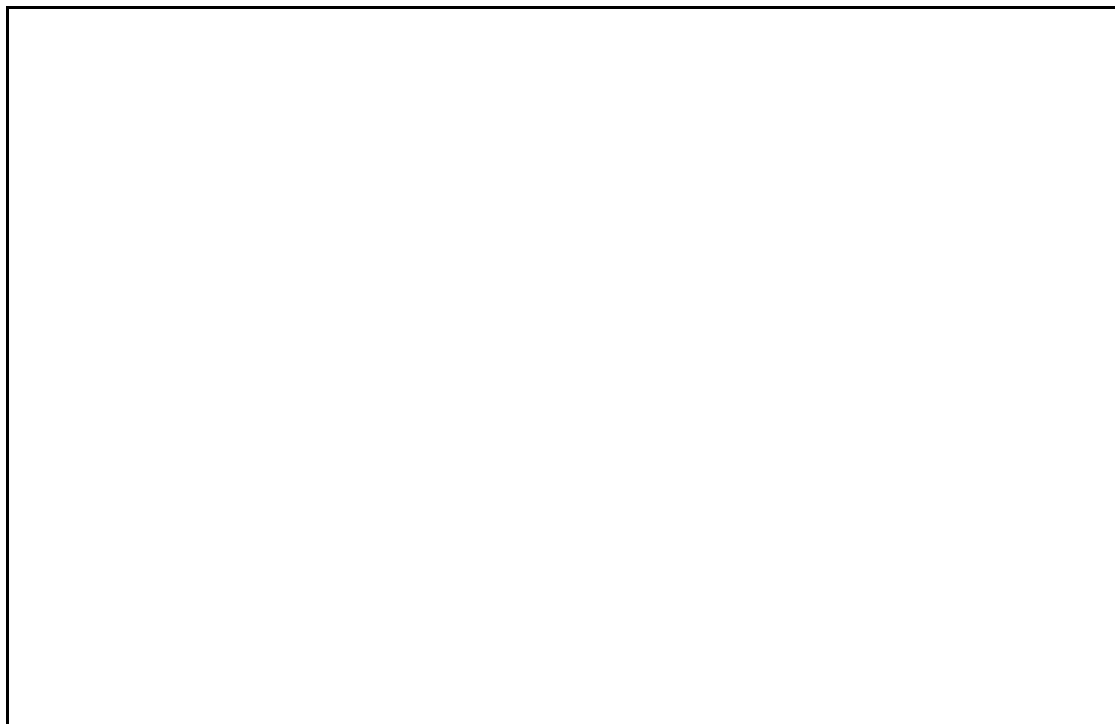
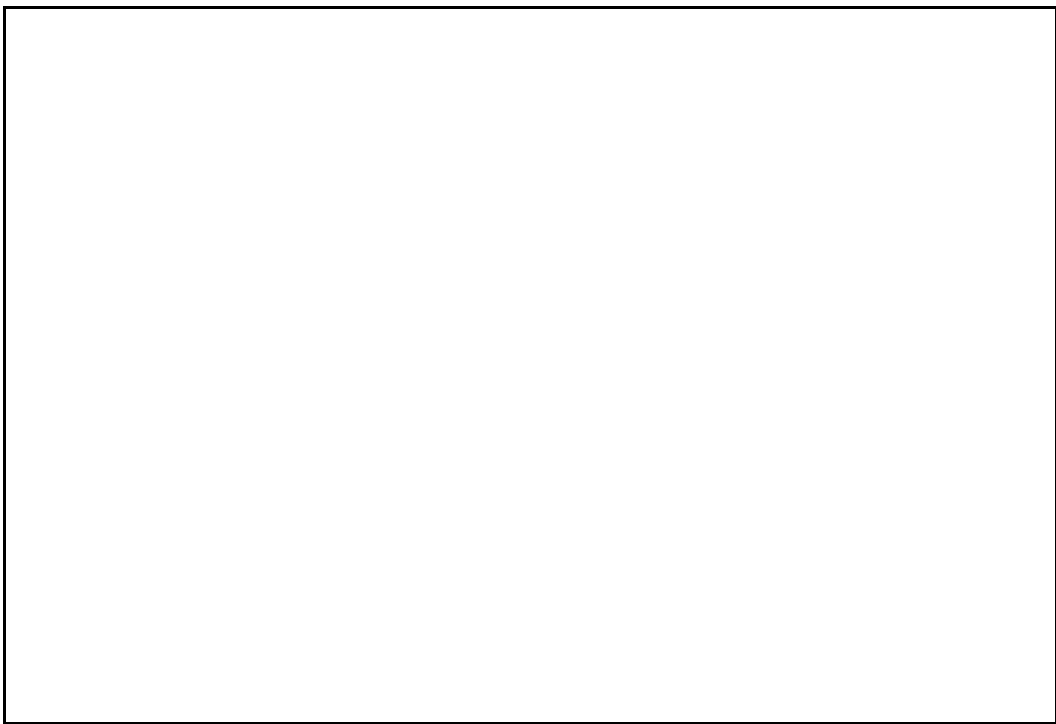
The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
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## KEY FEATURES

- 2 DOUBLE BEDROOMS
  - FIRST FLOOR
- ALLOCATED PARKING
- NEW KITCHEN AND FLOORING
  - COUNCIL TAX BAND B
  - EPC RATING C

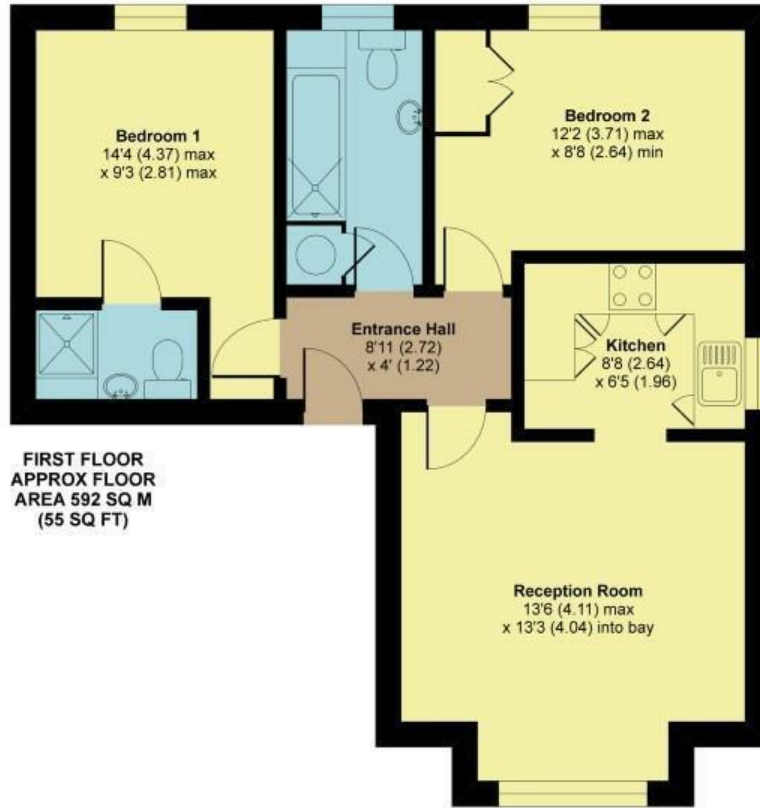




# Worsley Road North, Worsley, Manchester, M28

Approximate Area = 592 sq ft / 55 sq m

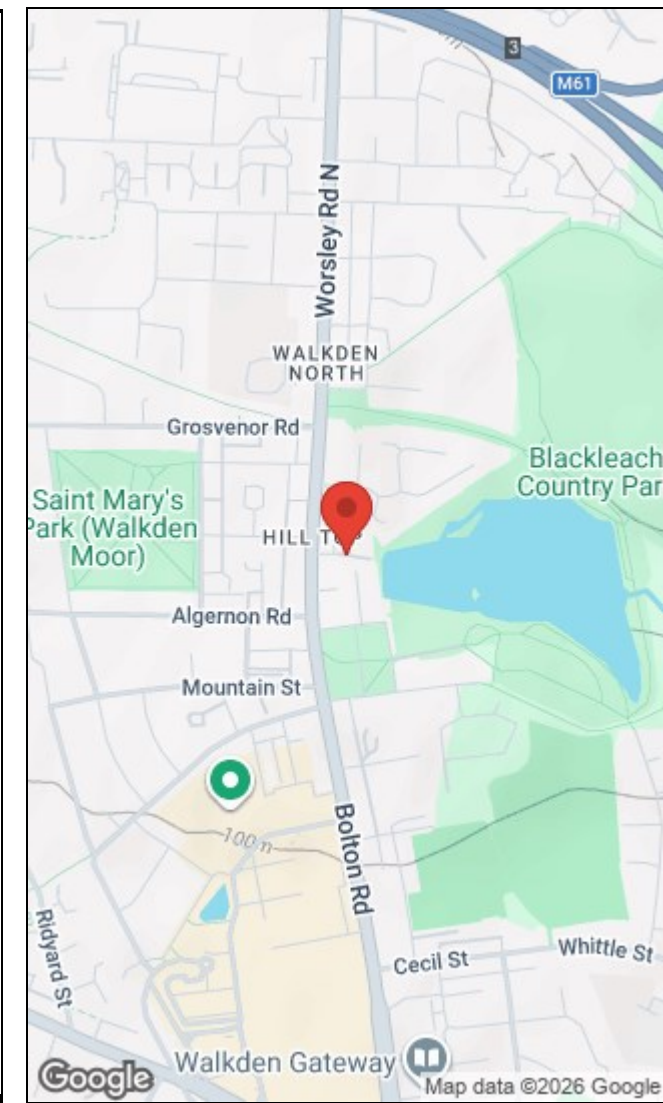
For identification only - Not to scale



FIRST FLOOR  
APPROX FLOOR  
AREA 592 SQ M  
(55 SQ FT)



**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2020. Produced for Hunters Property Group. REF: 632233



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</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
	71	74	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		

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