



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Stanley Road, Worsley, Manchester, M28 3EQ

## Per Calendar Month £995 Per Calendar Month



Very well presented apartment. Great location for commuting with Walkden Train Station close by with links to Manchester City Centre. The property is also within good reach to Walkden Town Centre and an array of shops, bars, restaurants, banks and a post office.. Briefly comprising of an entrance hall leading to a good sized living/kitchen area of good size and boasting a Juliette balcony. Modern kitchen incorporating an electric oven, hob and extractor hood. Space for further appliances is provided. A built in storage cupboard is in place. Two good sized double bedrooms. The bathroom is partly tiled and provides a bath with shower over, hand wash basin and a w.c.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | www.hunters.com



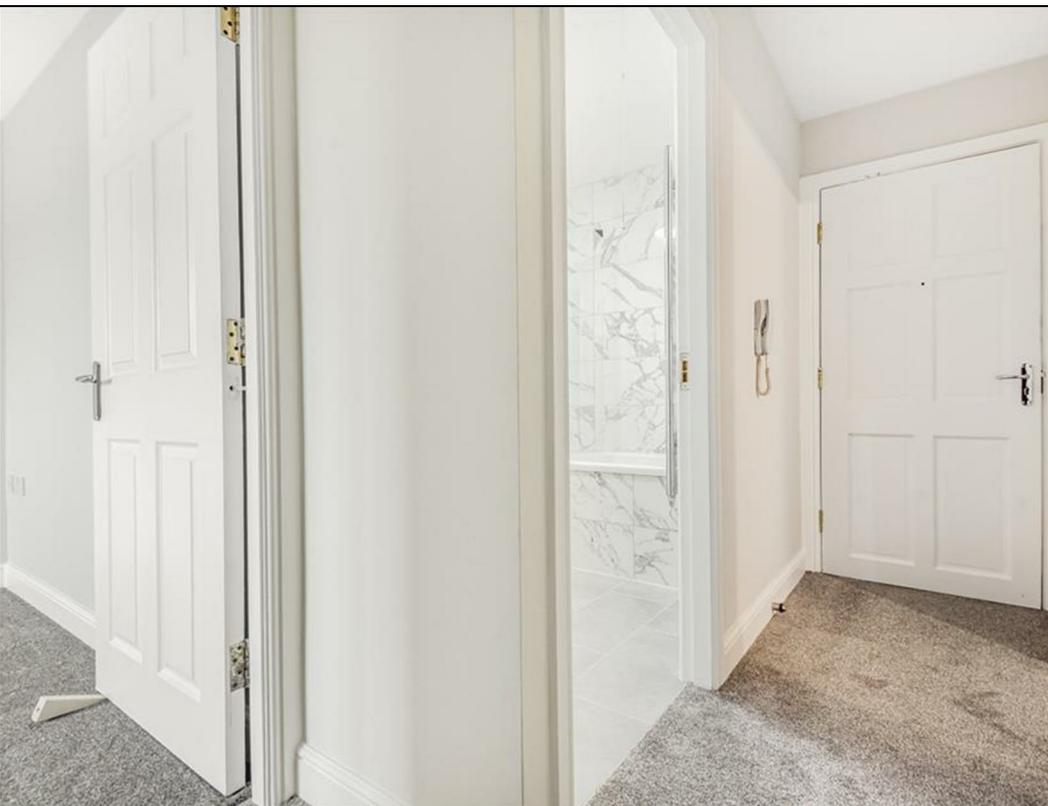
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## KEY FEATURES

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
  - PARKING AVAILABLE
- FIRST FLOOR APARTMENT
  - JULIETTE BALCONY
  - EPC RATING C
- CLOSE TO WALKDEN TRAIN STATION

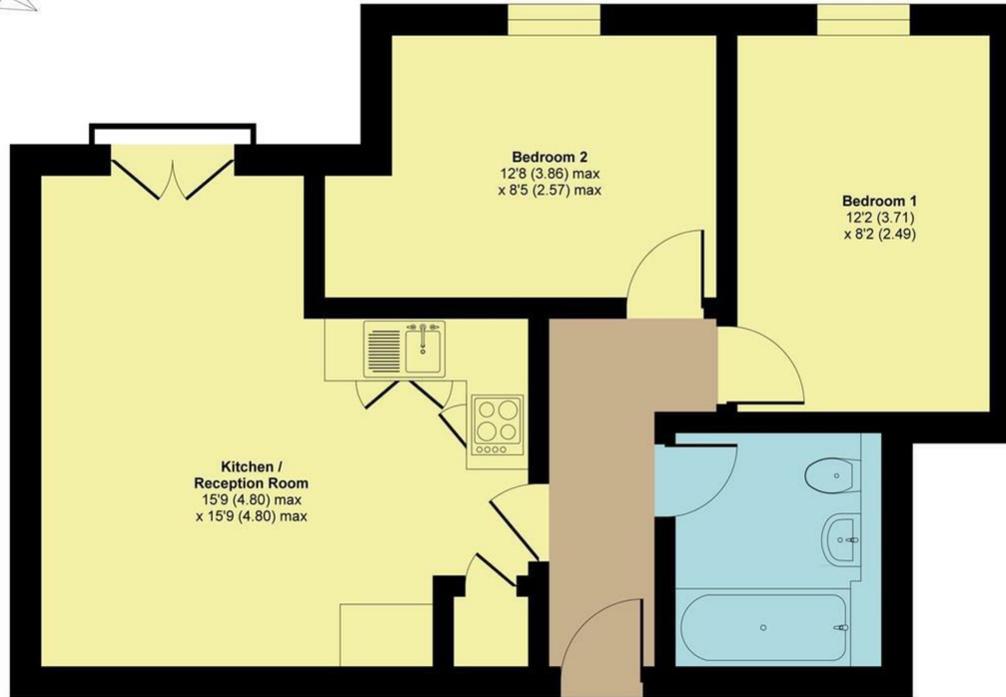




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Approximate Area = 541 sq ft / 50 sq m

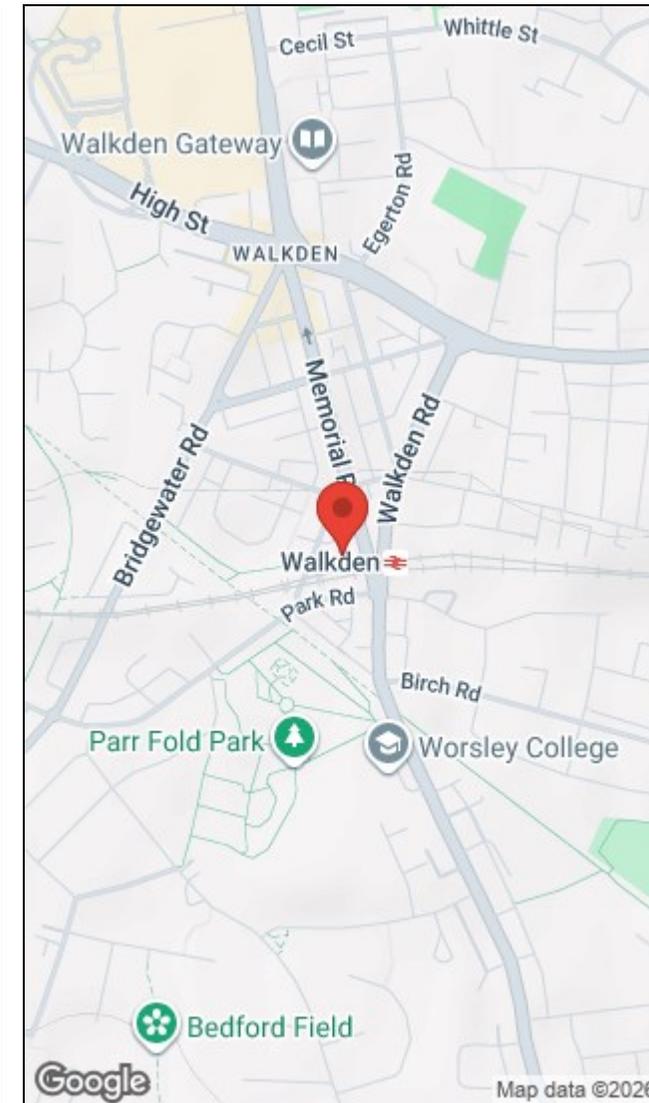
For identification only - Not to scale



**GROUND FLOOR**  
**APPROX FLOOR**  
**AREA 50 SQ M**  
**(541 SQ FT)**



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: 696846



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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