



Manthorpe Avenue, Manchester

- Second Floor
- Leasehold
- Roe Green Location
- Allocated Parking
- Council Tax - B
- Close To Excellent Transport Links

Offers Over £180,000

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HERE TO GET *you* THERE

Manthorpe Avenue, Manchester

DESCRIPTION

Hunters Worsley are delighted to offer to for sale with no chain this superbly presented apartment located in this popular development in the picturesque Roe Green area of Worsley. The property is suitable for first time buyers looking for good links to the City Centre.

Internally, the property comprises of an entrance hallway, a spacious lounge, fully fitted kitchen. There are also two well proportioned bedrooms and a three piece bathroom.

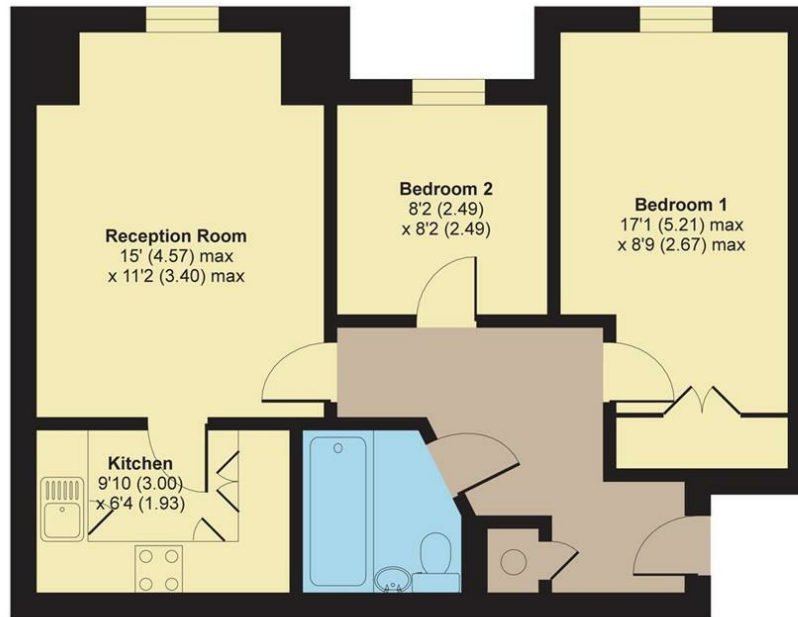
Externally, the ground surrounding the property are well maintained and there is allocated parking/visitor parking at the development.

The property is close to all transport networks into Manchester City Centre and nearby is the historic Worsley Woods which houses the loophole ideal for leisurely walks and activities. Local amenities are within Roe Green Village which include a post office/coffee shop & a butchers.





Manthorpe Avenue, Worsley, Manchester, M28



**SECOND FLOOR
APPROX FLOOR
AREA 593 SQM
(55 SQFT)**

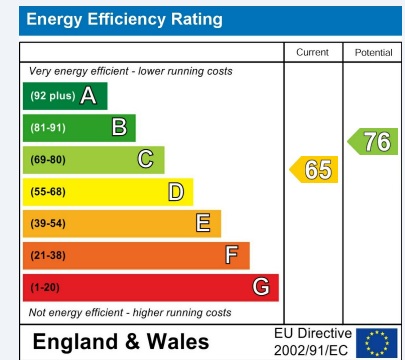
APPROX. GROSS INTERNAL FLOOR AREA 593 SQ FT 55 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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.

THINKING OF SELLING? 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.

Viewing

Please contact our Hunters Worsley Lettings Office on 0161 790 9000 if you wish to arrange a viewing appointment for this property or require further information.

6 Worsley Road, Worsley, M28 2NL

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