



**HUNTERS**<sup>®</sup>  
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Barton Road, Worsley, Manchester, M28 2PF

£205,000



This impeccably presented end-terraced bungalow is situated within the exclusive Elmwood development in Worsley, reserved for residents aged 60 and over. The property offers access to the main building, which hosts various social activities and includes laundry facilities.

Upon entering, you are greeted by an entrance hall with built-in storage. The bungalow features a comfortable lounge, a well-equipped kitchen, two spacious double bedrooms with fitted wardrobes in the master, and a modern family shower room. The entire property is meticulously maintained.

Externally, the bungalow is set back from the road and boasts beautifully kept gardens at both the front and rear, regularly tended by Elmwood's dedicated maintenance team.

Conveniently located near Worsley Village, this property is perfect for those looking to enjoy the village's numerous restaurants, picturesque canal walks, and vibrant social scene.

## KEY FEATURES

- TWO BEDROOMED
- END TERRACED BUNGALOW
- OVER 60'S DEVELOPMENT
- TWO DOUBLE BEDROOMS
- FULLY TILED SHOWER ROOM
  - NO CHAIN
  - USE OF MAIN FACILITIES
- HIGHLY SOUGHT AFTER LOCATION
  - REAR PAVED PATIO
- WORSLEY VILLAGE LOCATION



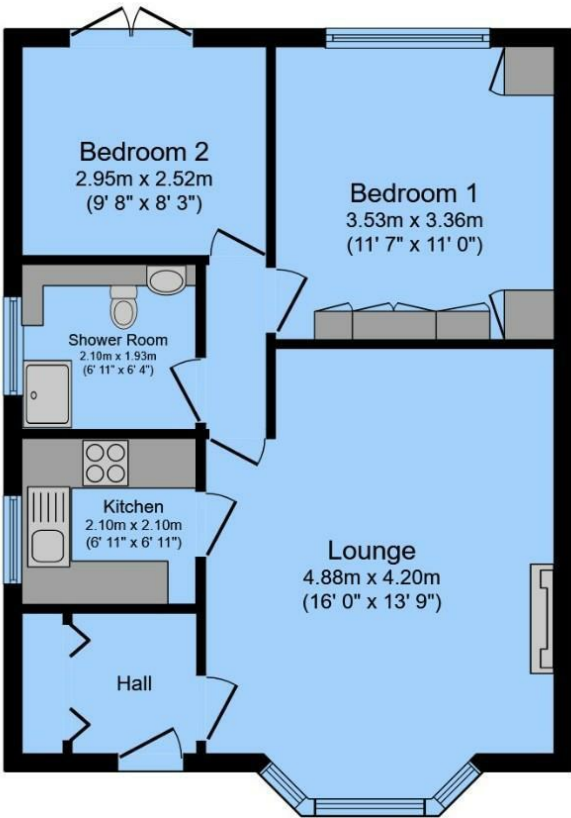






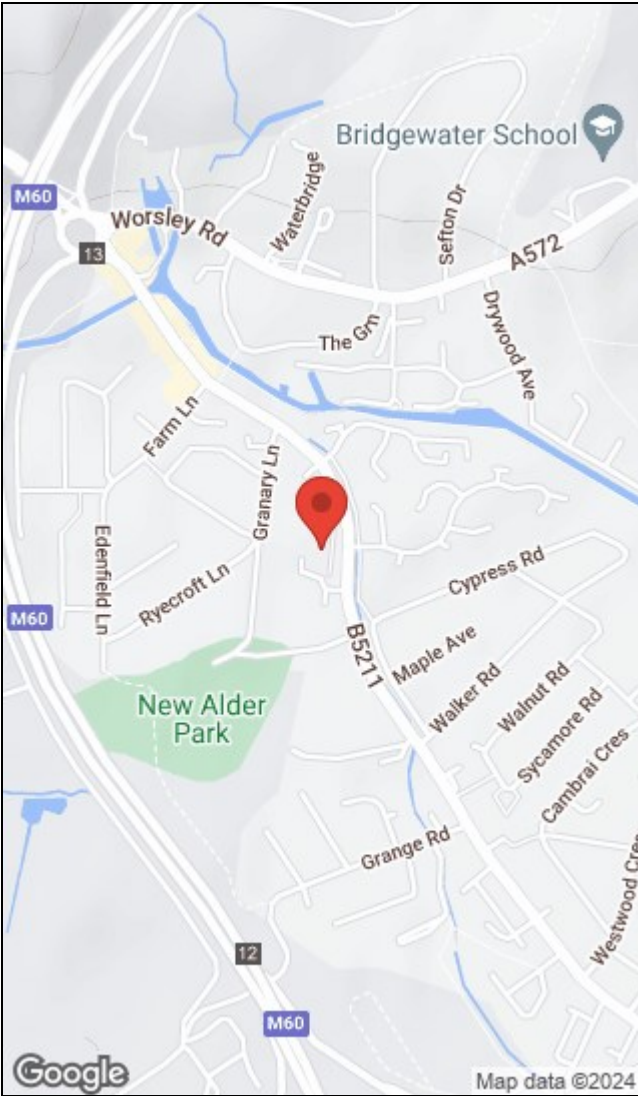






Total floor area 55.6 m<sup>2</sup> (599 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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