



HUNTERS[®]
HERE TO GET *you* THERE



Woodfield Drive, Worsley, Manchester

£140,000



This well-presented first-floor apartment offers an excellent opportunity for both first-time buyers and buy-to-let investors. Located in the highly desirable Boothstown area, it combines modern living with a fantastic location.

On entering the property, you are welcomed by a bright hallway that leads into a spacious living room, perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace, while the double bedroom offers generous proportions for a comfortable retreat. A contemporary shower room with W.C completes the interior.

Outside, the property benefits from well-maintained communal gardens to the front and an allocated parking space, providing convenience and ease of access.

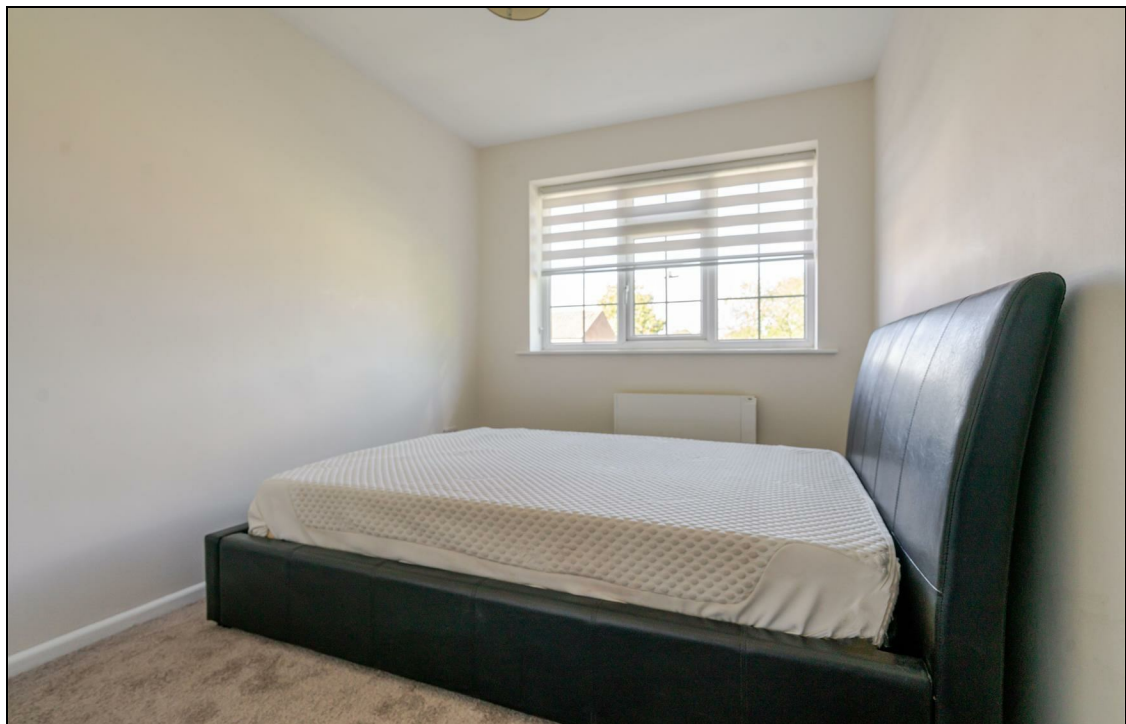
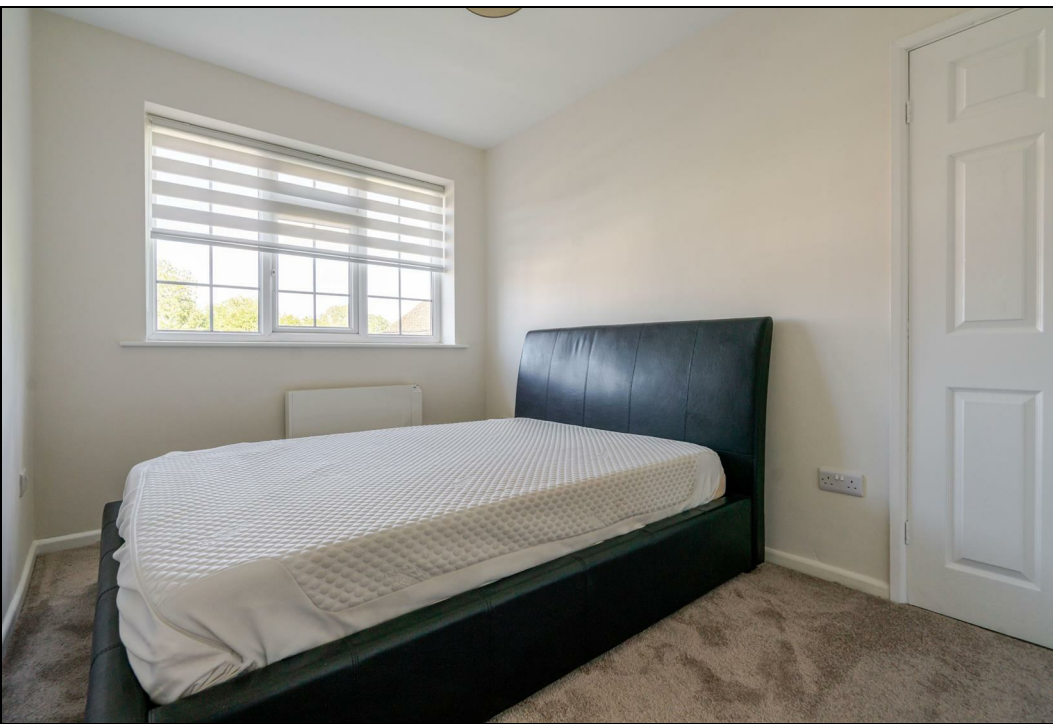
The location is superb, with a wide selection of shops, bars and restaurants just a short walk away on Boothstown Precinct. Boothstown Marina is also close by, offering a picturesque spot for leisure and walks. For commuters, the property boasts excellent motorway connections, with the M60, M602 and M62 all within easy reach, making travel across Greater Manchester and beyond simple and efficient.

This apartment is an ideal choice for anyone looking to step onto the property ladder or secure a reliable rental investment in a sought-after area.

KEY FEATURES

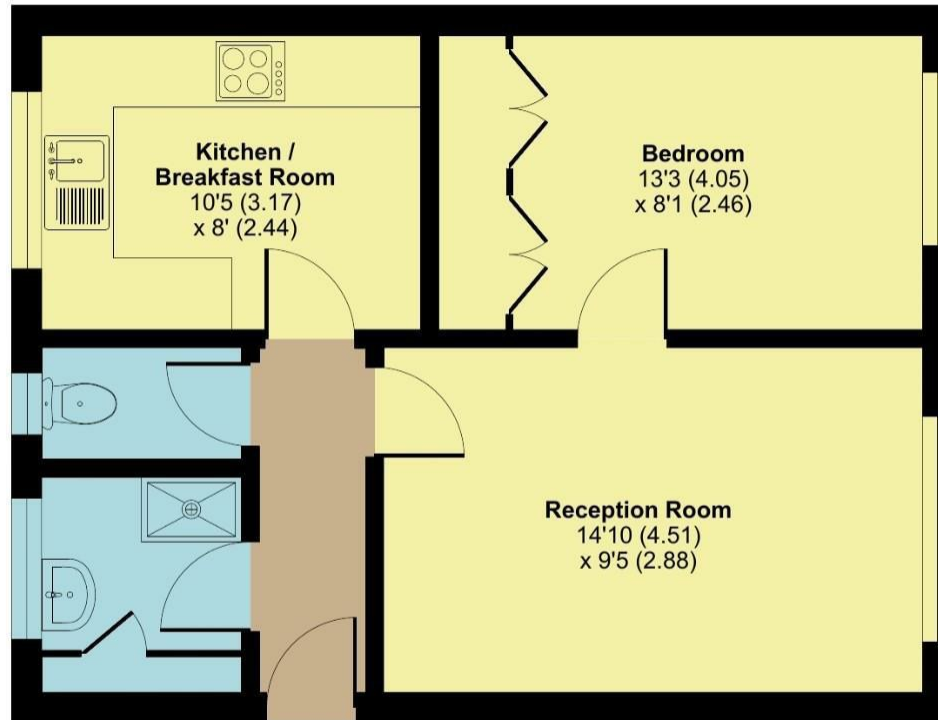
- PERFECT FOR FIRST TIME BUYERS
 - ONE BEDROOM
- SOUGHT AFTER LOCATION
 - FIRST FLOOR
- CUL-DE-SAC LOCATION
 - NO CHAIN
- RECENTLY REFURBISHED
 - NEW RADIATORS
 - MOVE IN READY







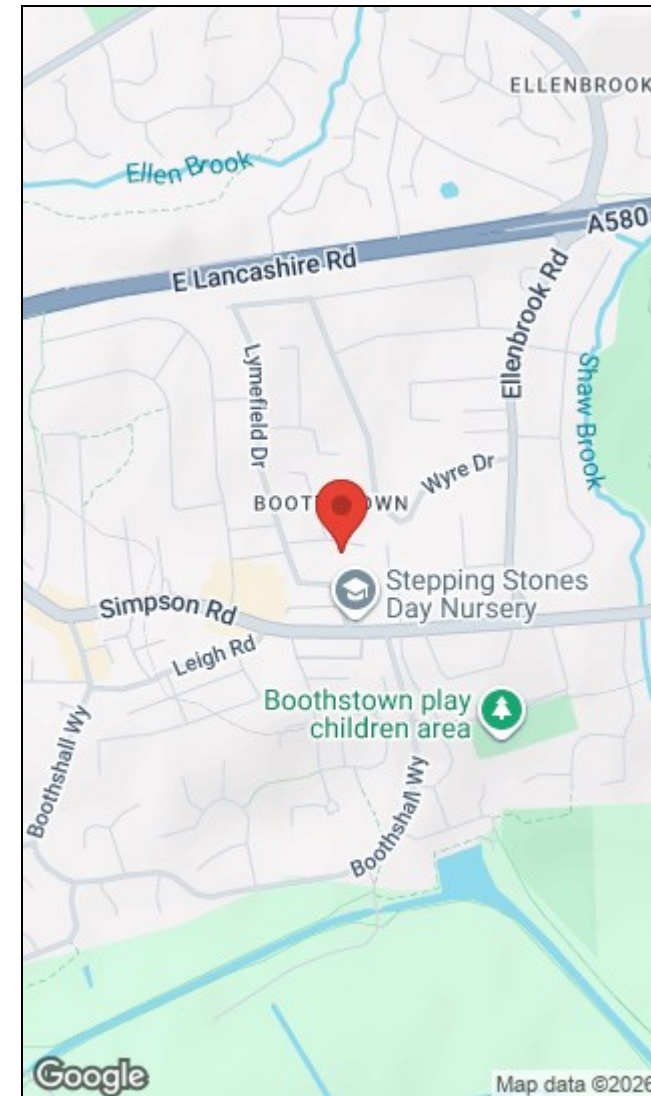
For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 40.5 SQ M
(436 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1349682



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 76 59 Not energy efficient - higher running costs			Very environmentally friendly - lower CO₂ emissions 76 59 Not environmentally friendly - higher CO₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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