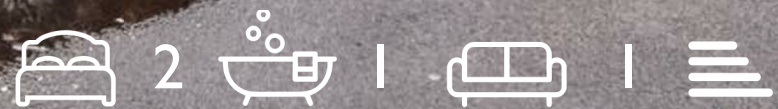




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



**HUNTERS**

# Elmwood, Barton Road, Worsley, Manchester

## Offers Over £110,000



Hunters Worsley are excited to bring to the market this rare opportunity to purchase this 2 bedroom apartment set in Worsley Village close to canal walks and local amenities.

On entrance to the apartment there is a welcoming hallway, a spacious lounge, kitchen with plenty of base/wall units, two double bedrooms with fitted wardrobes, an office and a three piece shower room.

Elmwood is situated within well maintained grounds offering communal garden space. Situated on a convenient bus route and close to motorway network links.

The main building comprises of a communal entrance hallway, communal lounge area, laundry room and lift to all floors. Off road visitor parking is available.

Surrounded by beautiful countryside with Manchester within easy reach, Worsley in Salford is a perfect place to settle and find your forever home. Worsley and the surrounding area are lush with greenery, golf clubs, gardens and country parks. For indoor activities, the Trafford Centre is 5 minutes down the M60 with loads of shops, restaurants and activities to satisfy a day out. Frequent public transport also makes Manchester and all its museums, art galleries, shops, bars, and restaurants easy to get to.

Please note this development is over 60's only.





## KEY FEATURES

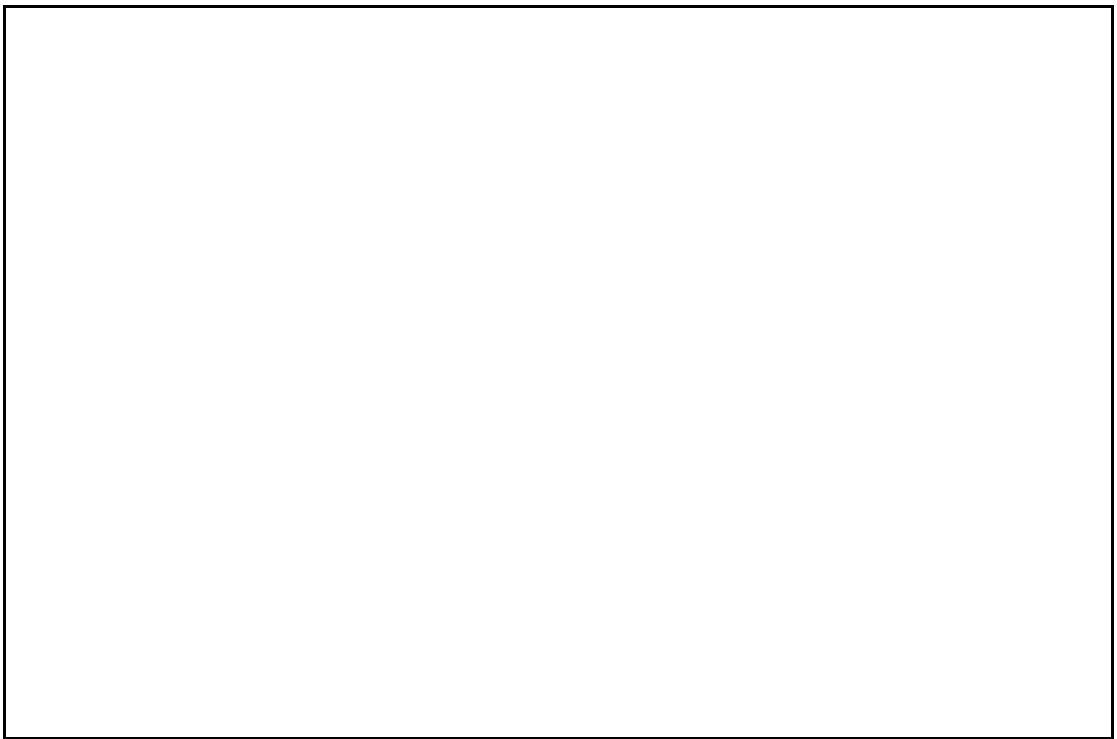
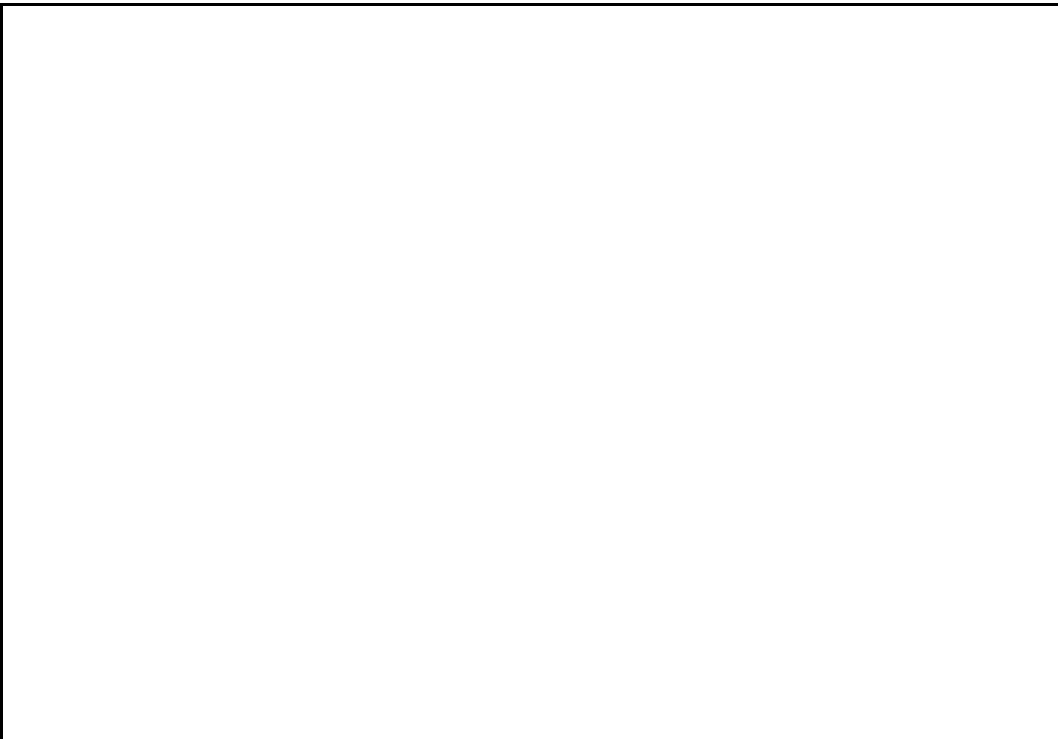
- NO CHAIN - OVER 60'S
- 2 BEDROOMS
- IN NEED OF MODERNISATION
- RARE OPPORTUNITY
- DESIRABLE APARTMENTS
- VILLAGE LOCATION

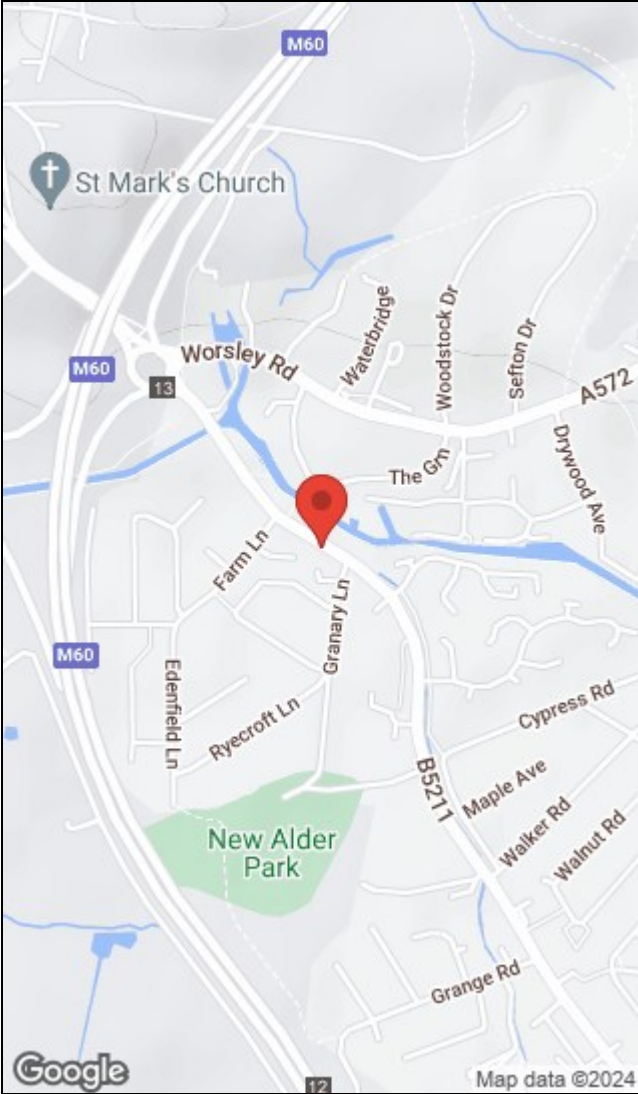
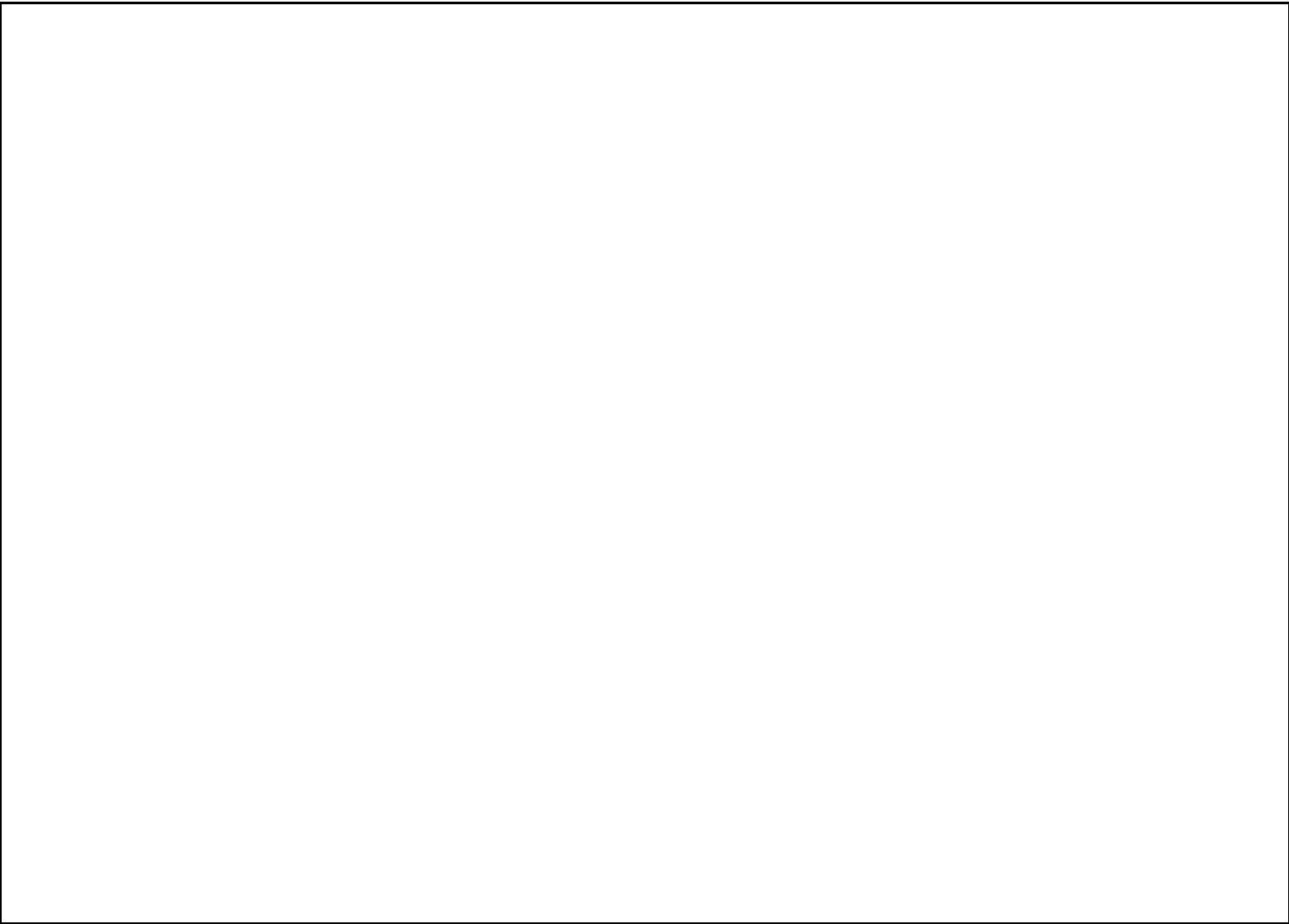












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>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

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