



11 Reservoir Gardens, Walkden

- FIRST FLOOR APARTMENT
- OPEN PLAN LIVING/KITCHEN
- CLOSE TO WALKDEN TOWN CENTRE
- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM
- OFF ROAD PARKING

£775 Per Month

HUNTERS®

HERE TO GET *you* THERE

11 Reservoir Gardens, Walkden

DESCRIPTION

Can be offered as furnished or unfurnished, Hunters are pleased to market to let this excellent two bedroom first floor apartment in Walkden.

Wonderful position for commuting, access to Bolton and Manchester via public transport and nearby motorway access.

Well located for convenient access to the ever growing Walkden Town Centre with its plethora of amenities including supermarkets, bars, restaurants and a post office.

The accommodation briefly comprises of an open plan lounge/dining room leading to a fitted kitchen with integrated appliances.

The main bedroom is of good size and boasts an en suite three piece shower room, the second double bedroom provides further space for free standing furniture. The family bathroom is fitted with a white three piece bathroom suite.

The property is fitted with double glazing, electric heating with wall mounted storage heaters and a security entry system. Residential and visitor parking spaces are provided.

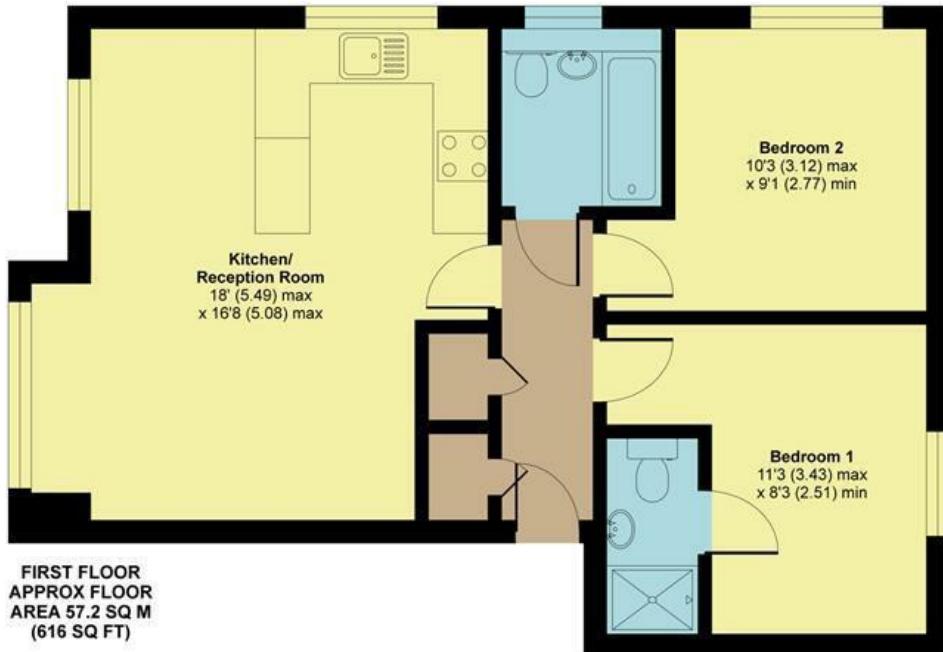




Reservoir Gardens, Worsley Road North, Worsley, Manchester, M28

Approximate Area = 616 sq ft / 57.2 sq m

For identification only - Not to scale



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: 699363

Viewing

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

The Mill House, 6 Worsley Road, Worsley, M28 2NL

Tel: 0161 790 9000 Email:

worsley@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

HUNTERS®

HERE TO GET *you* THERE