



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

Oliver Fold Close, Worsley, Manchester | Offers In The Region Of £215,000  
Call us today on 0161 790 9000



### 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 WORSLEY** are delighted to market for sale this extremely unique first floor apartment in Worsley! Including two parking space, communal gardens & a usable loft space! This apartment is larger than most and presented to the highest standard. Internally, the property comprises of a 16ft living room, with dual aspect windows, a kitchen/dining room with plenty of base/wall units, again dual aspect allowing natural lighting. The master bedroom has an en-suite shower room & fitted wardrobes, there is a further bedroom & a three piece bathroom suite. Externally, there are communal gardens to the ground floor, front & rear aspect of the property, and two allocated parking spaces. Location wise, Oliver Fold Close is a private & desirable development with excellent transport links into Manchester City Centre being close to A580. Local amenities include bars, restaurants & country walks. The RHS Bridgewater, Coal & Cotton, and Astley Point are a few popular places to name.

#### Lounge

16'0 x 12'8

UPVC double glazed windows, carpeted flooring, radiator, ceiling light points.

#### Kitchen/Breakfast Room

16'0 x 9'8

UPVC double glazed windows, tiled flooring, radiator, fitted base/wall units with integrated appliances, sink unit & extractor fan.

#### Bedroom One

14'9 x 14'0

UPVC double glazed window, carpeted flooring, radiator, ceiling light point, fitted wardrobes.

#### En-Suite

UPVC double glazed window, tiled flooring, tiled walls, extractor fan & ceiling light point.

#### Bedroom Two

9'5 x 8'3

UPVC double glazed window, carpeted flooring, radiator, ceiling light point.

#### Bathroom

UPVC double glazed window, tiled flooring, tiled walls, extractor fan & ceiling light point.

#### Loft Room

Accessible from Hall/Bathroom, useable storage space with drop down ladder.

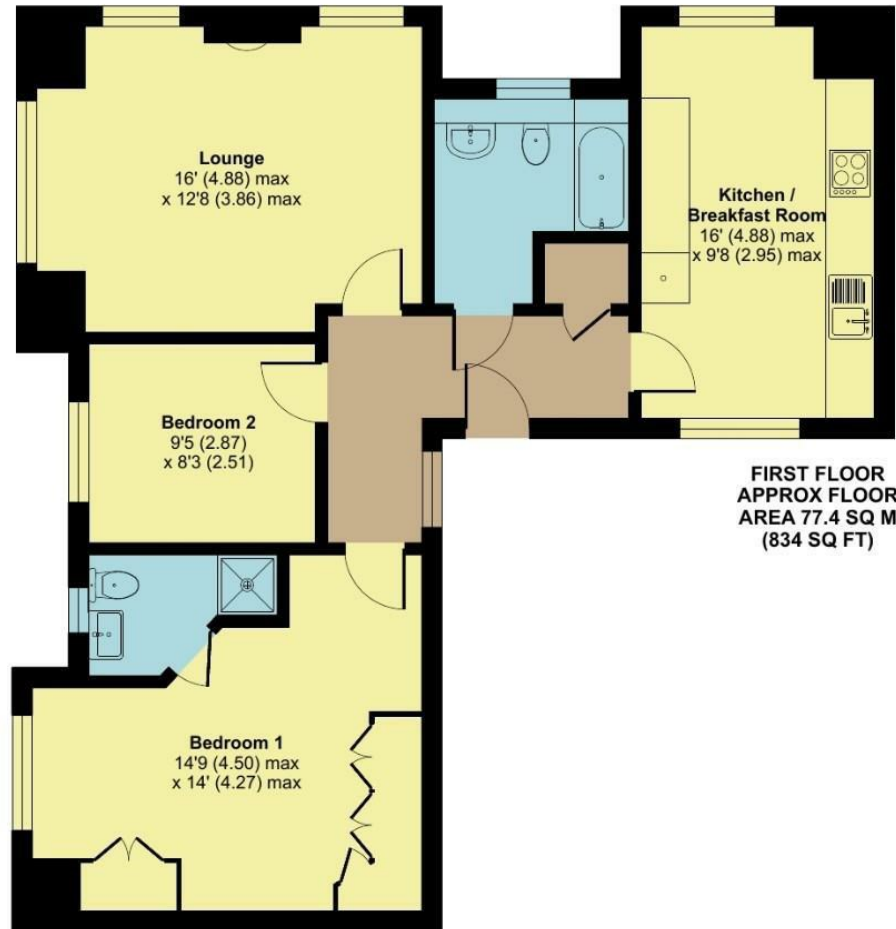
#### Gardens

Well maintained gardens to the front & rear including paved & lawned areas with mature plants shrubs & bushes surrounding.

# Oliver Fold Close, Worsley, Manchester, M28

Approximate Area = 834 sq ft / 77.4 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 2023. Produced for Hunters Property Group. REF: 1016311

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.

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