



HUNTERS[®]

HERE TO GET *you* THERE



Roe Green Avenue, Worsley, Manchester

Offers Over £240,000

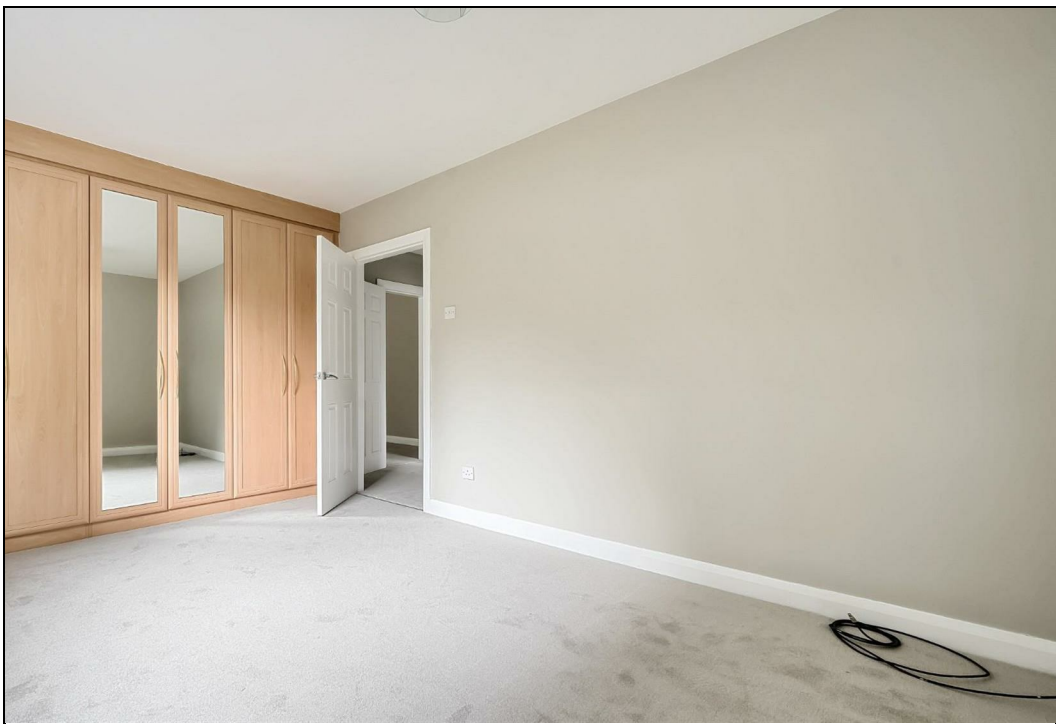


Hunters Worsley are delighted to market this ground floor apartment on the desirable Rowan Lodge in Roe Green! The apartment would suit an array of buyers from first time to down sizers. Internally, the property has an entrance hallway & Guest WC. The main living area is a spacious lounge/diner with plenty of natural light and doors leading to patio area. There is a separate kitchen with plenty of base/wall units and integrated appliances. There is a hallway from the living room to the two double bedrooms, both having fitted wardrobes and there is also a three piece bathroom room. Externally, the property is set within established grounds which are well maintained and the property comes with its own garage. Location wise, Roe Green is a popular residential village in Worsley and offers plenty of leafy walks and independent coffee shops/butchers. There is also excellent transport links from A580 into Manchester City Centre.

KEY FEATURES

- Chain Free
- Newly Renovated
 - Garage
- Roe Green Village
- Well Maintained Development
- Spacious Apartment



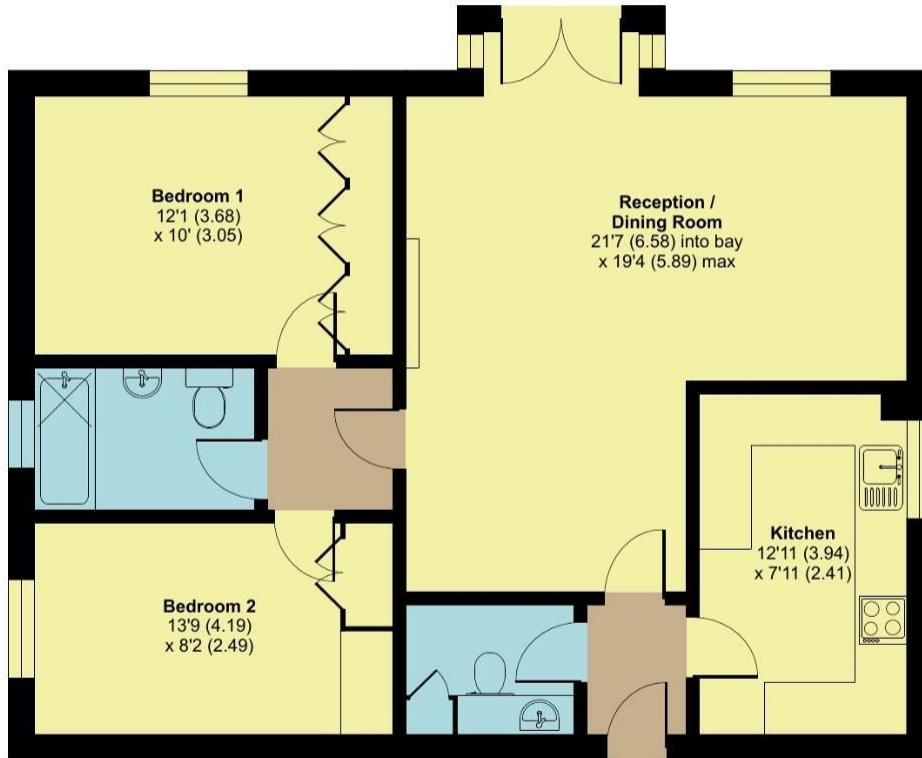




Roe Green Avenue, Worsley, Manchester, M28

Approximate Area = 845 sq ft / 78.5 sq m

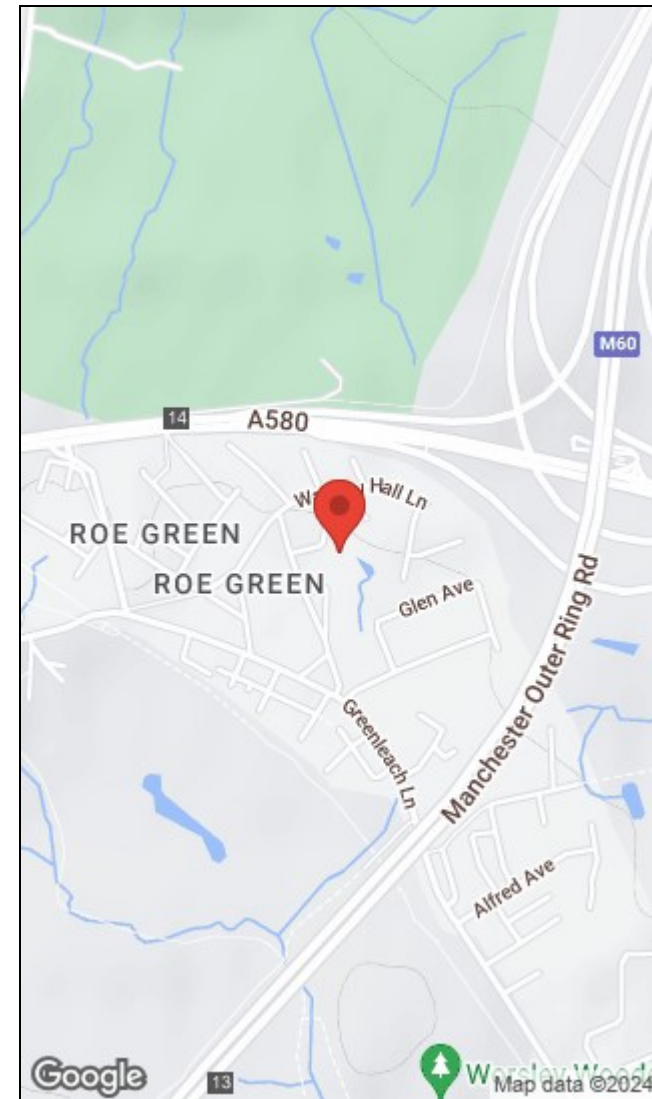
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 78.5 SQ M
(845 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1099984



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(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			Not environmentally friendly - higher CO ₂ emissions		
	66	72			
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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