







HUNTERS[®]
HERE TO GET *you* THERE

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Norton Road

Offers Over £220,000



HUNTERS WORSLEY are delighted to present this beautiful two bedroomed mews property in the very sought after location of Worsley. The entrance hallway provides access to all ground floor accommodation which consists of Guest WC, Living Room with patio doors to the south facing rear garden. The lounge leads into a lovely modern kitchen with breakfast bar for dining. To the first floor are two double bedrooms one with fitted wardrobes and a modern three piece bathroom.

Externally, the front gardens are laid to mature shrubs with open views and also comes with a parking space. The enclosed rear gardens are laid to a patio area with bar area and provide excellent outdoor space for entertaining.

There is also a NHBC Warranty for this property which was built in 2022.

KEY FEATURES

- Ideal for First Time Buyers/Investors
- Immaculate Two Bedroom Mid Mews
 - South Facing Garden
 - Freehold
 - Parking Space
- Valid NHBC Warranty



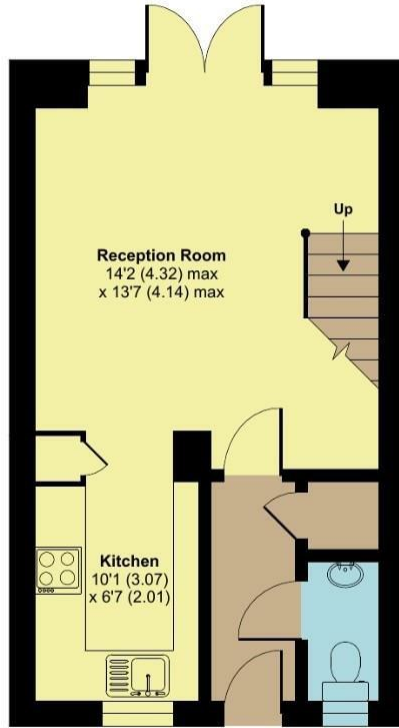




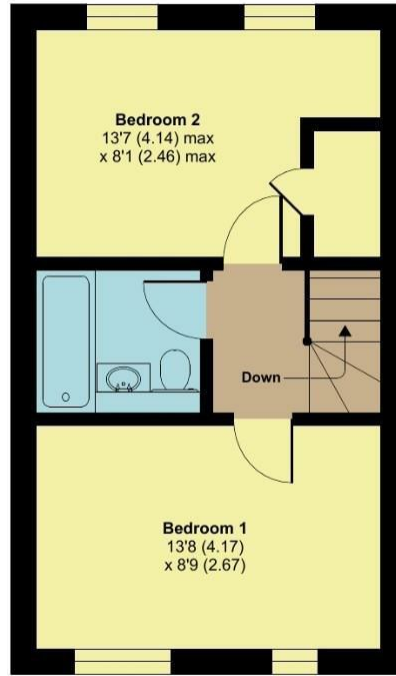
Norton Hill, Worsley, MANCHESTER, M28

Approximate Area = 652 sq ft / 60.5 sq m

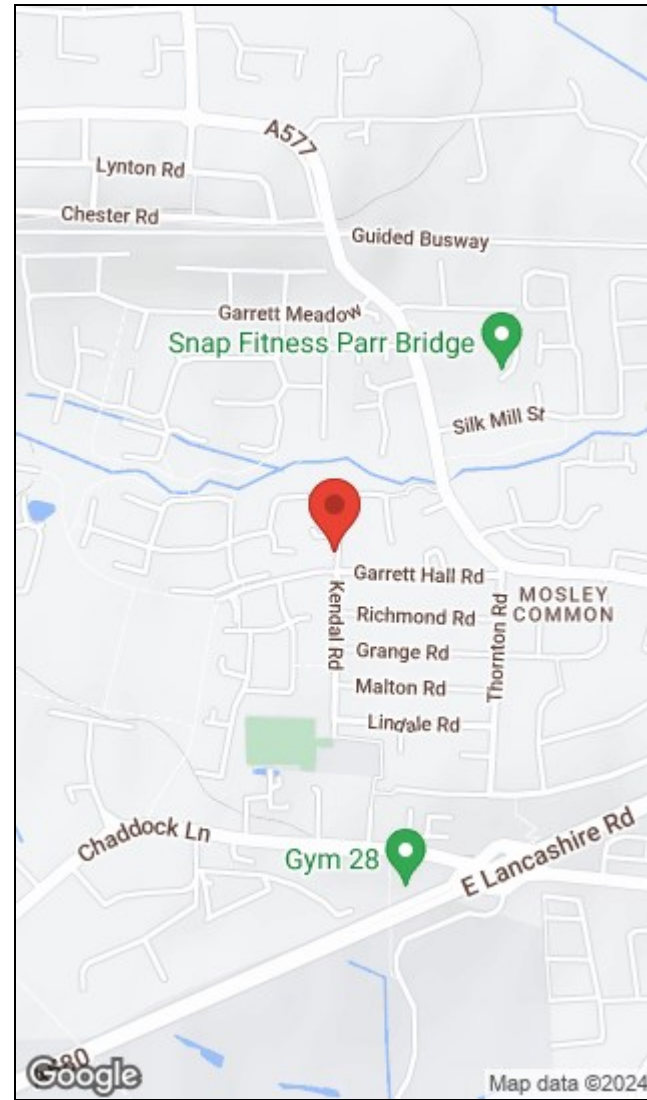
For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 29.5 SQ M
(318 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 31 SQ M
(334 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1103650

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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