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# The Coppice, Worsley, Manchester, M28 2NS

£225,000



This modern ground-floor apartment offers an exceptional opportunity for buyers seeking a spacious and stylish home. Featuring two generously sized double bedrooms, an open-plan living, dining, and kitchen area, the property is designed for modern living. The fitted kitchen includes integrated appliances and ample storage, while the master bedroom benefits from a sleek en-suite. A contemporary family bathroom adds further convenience.

Offered with no onward chain, this apartment is ideally situated close to local amenities, excellent transport links, and within a highly desirable location. Residents will enjoy the added benefits of allocated parking and beautifully maintained communal gardens. Viewing is highly recommended to avoid missing out on this fantastic property.

The Coppice is located in the sought-after Worsley area, known for its excellent access to the regional motorway network and proximity to Manchester Airport. The area boasts outstanding public and private schools, a variety of recreational facilities, and an array of dining options, all contributing to its unique charm.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
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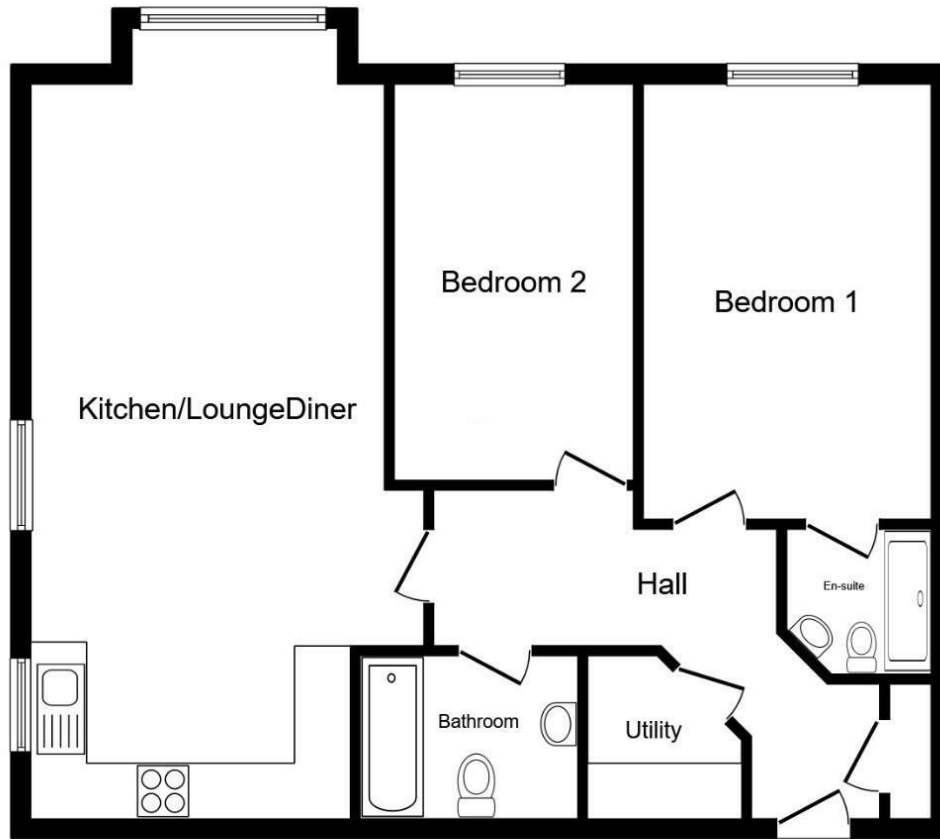


## KEY FEATURES



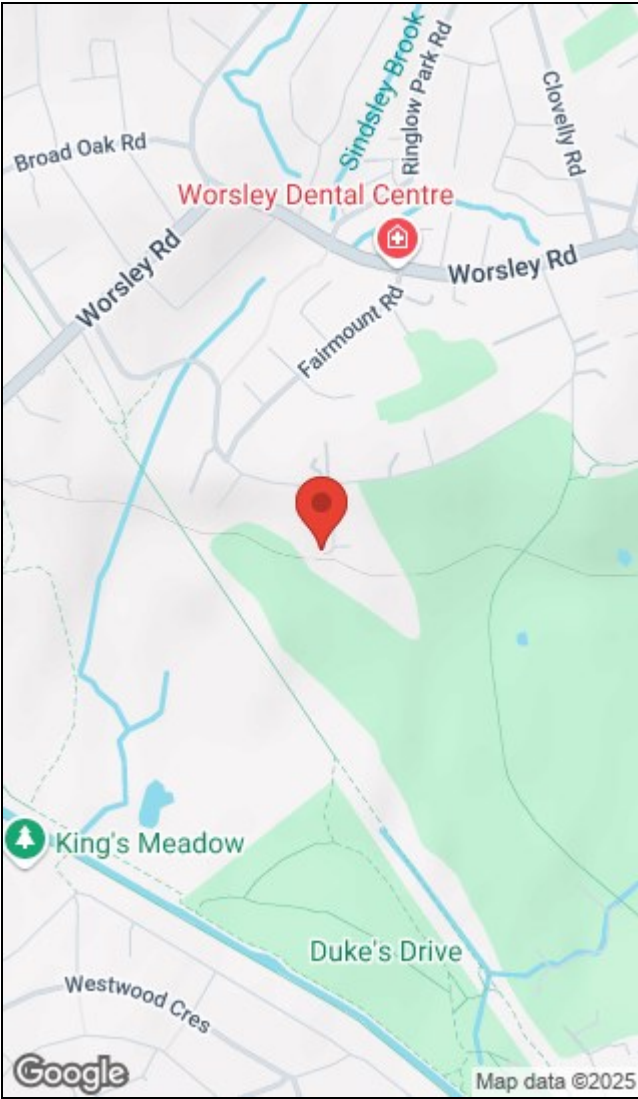






TOTAL: 77.5 m<sup>2</sup> (835 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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		
	78	79			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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