



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



# St. Georges Crescent, Worsley

Per Month £1,200 Per Month

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

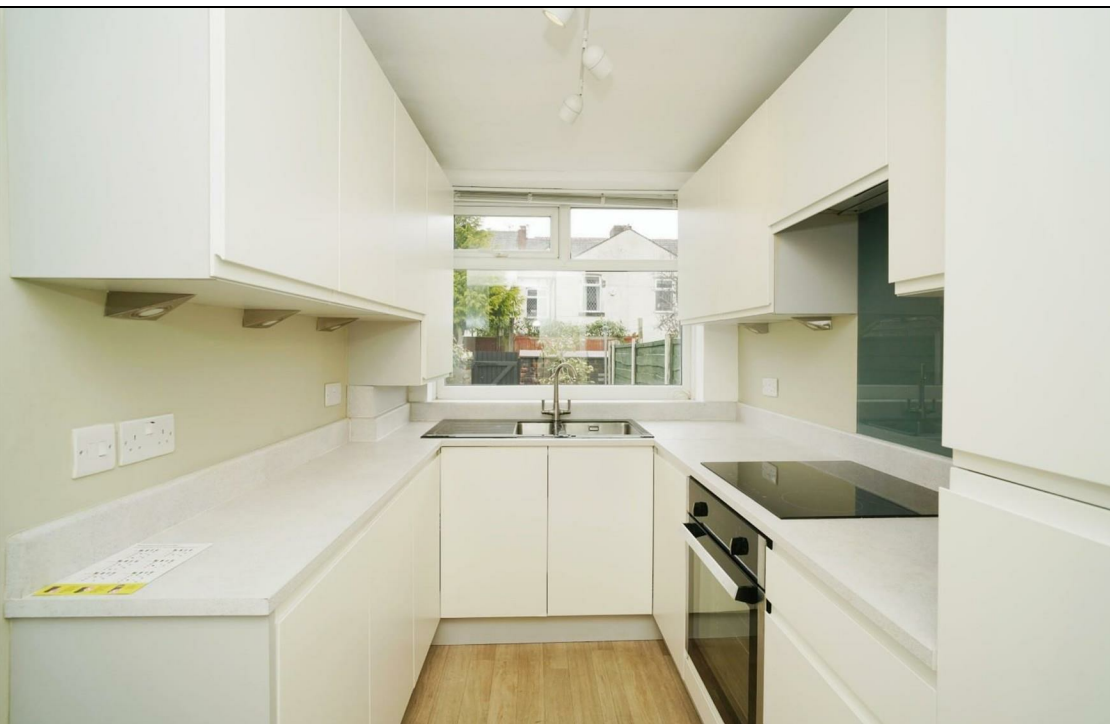
Situated in a sought-after location, this well-presented two-bedroom home offers generous living space, modern comforts, and excellent connectivity. With easy access to the fantastic shops and amenities in Worsley, Walkden, and Swinton, as well as Worsley Leisure Centre, this property is perfect for professionals, couples, or small families. Additionally, it benefits from proximity to renowned local schools and major transport links, including Walkden train station, making commuting into Manchester city centre and across the North West effortless. Upon entering, a welcoming hallway leads to a spacious living room, featuring a large front-facing window that allows for plenty of natural light. The property boasts a separate dining room, providing a fantastic space for entertaining, which flows into the modern fitted kitchen with ample storage and worktop space. Upstairs, there are two generously sized double bedrooms, including a larger-than-average main bedroom, alongside a modern family bathroom with a bathtub and overhead shower. With a private rear garden, ample storage, and a highly desirable location, this property is not to be missed. Contact us today to arrange a viewing!



## KEY FEATURES

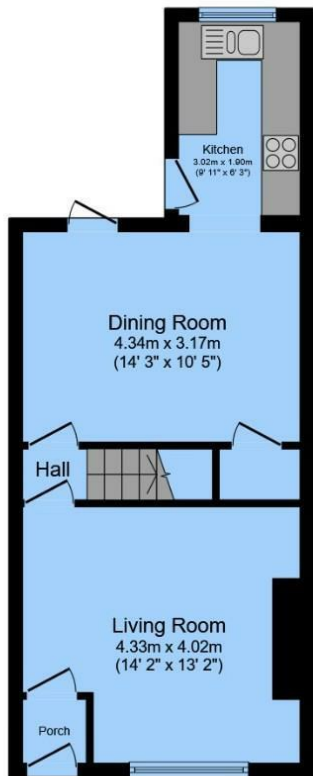
- MODERN 2 BEDROOMED
- GARDEN TERRACE
- 2 RECEPTION ROOMS
- FITTED KITCHEN AND BATHROOM
- NEWLY DECORATED THROUGHOUT
  - EPC RATING C



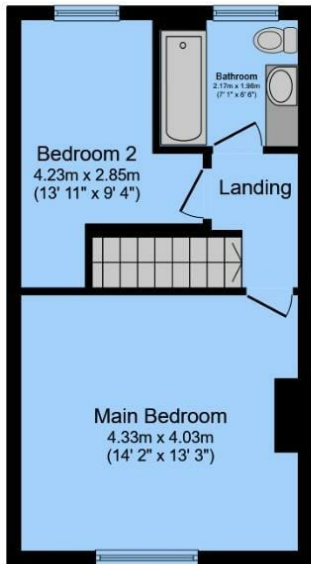








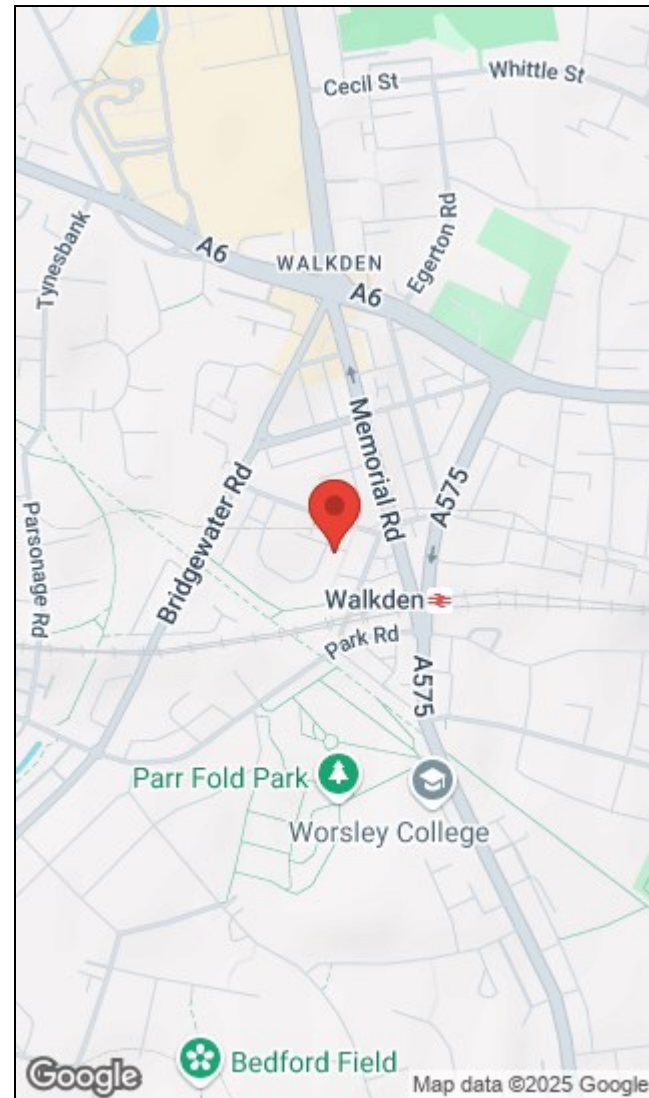
Ground Floor



First Floor

Total floor area 77.9 m<sup>2</sup> (839 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



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

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
[worsley@hunters.com](mailto:worsley@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Prestige Property International Limited | Registered Address Mill House 6 Worsley Road, Worsley, Manchester, England, M28 2NL | Registered Number: 05299070 England and Wales | VAT No: 938460205 with the written consent of Hunters Franchising Limited.