



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





# Stanley Road, Worsley, Manchester, M28 3EQ

## Per Calendar Month £950 Per Calendar Month



Very well presented apartment. Great location for commuting with Walkden Train Station close by with links to Manchester City Centre. The property is also within good reach to Walkden Town Centre and an array of shops, bars, restaurants, banks and a post office.. Briefly comprising of an entrance hall leading to a good sized living/kitchen area of good size and boasting a Juliette balcony. Modern kitchen incorporating an electric oven, hob and extractor hood. Space for further appliances is provided. A built in storage cupboard is in place. Two good sized double bedrooms. The bathroom is partly tiled and provides a bath with shower over, hand wash basin and a w.c.

The Granary, Worsley, Manchester, M28 2EB | 0161 790 9000  
worsley@hunters.com | 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.



## KEY FEATURES

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING AREA
- PARKING AVAILABLE
- FIRST FLOOR APARTMENT
- JULIETTE BALCONY
- EPC RATING C
- CLOSE TO WALKDEN TRAIN STATION

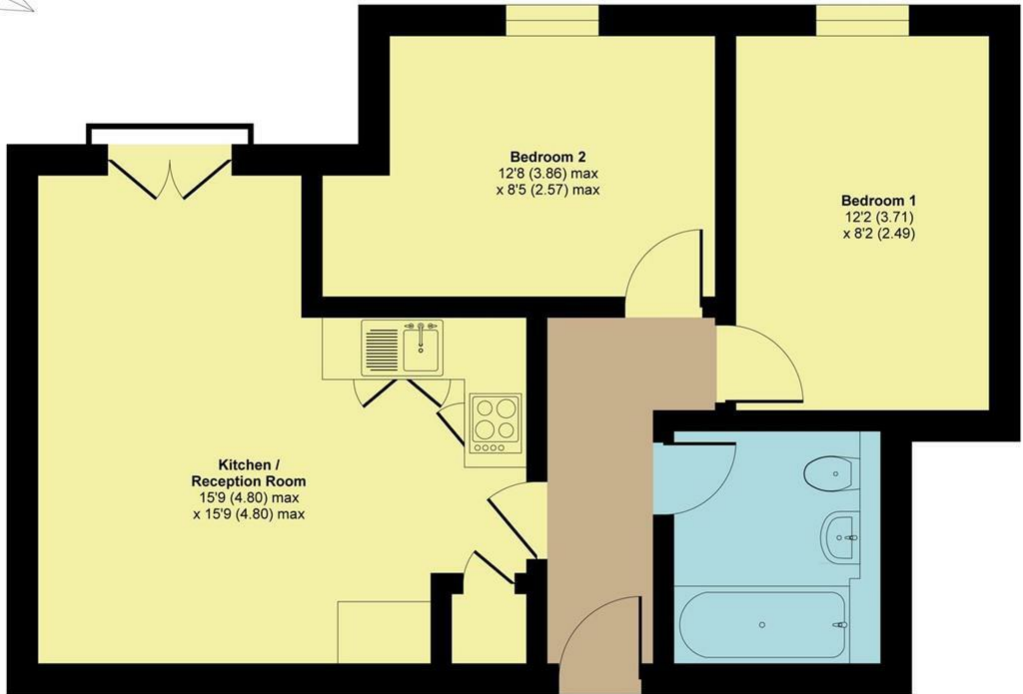






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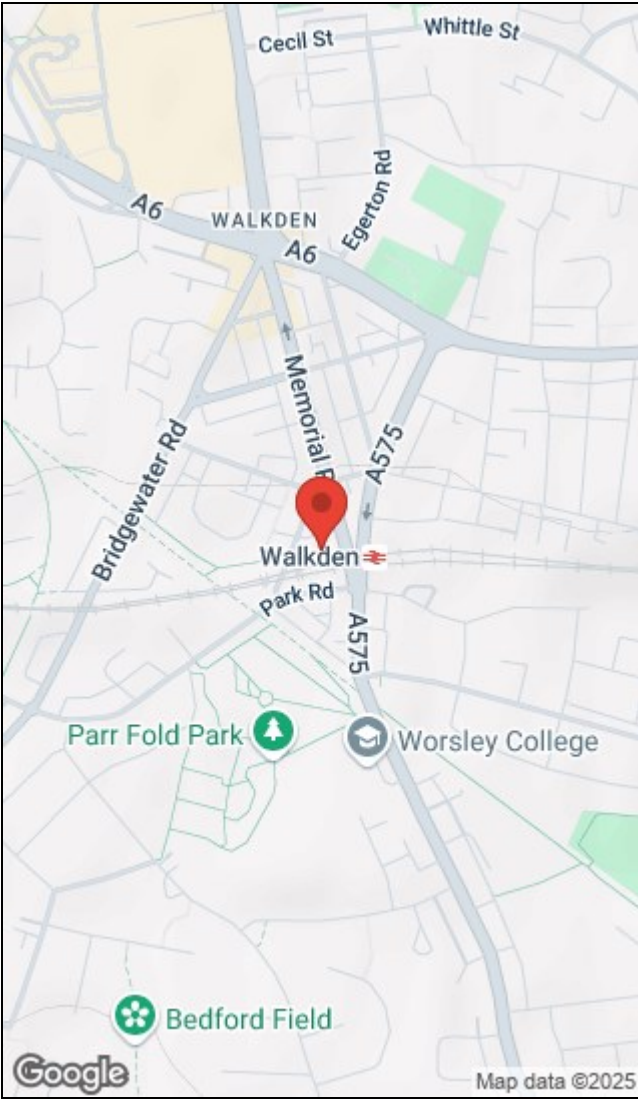
Approximate Area = 541 sq ft / 50 sq m  
For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 50 SQ M  
(541 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 696846



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		

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