



HUNTERS[®]
HERE TO GET *you* THERE



Stanley Road, Worsley, Manchester

Per Calendar Month £1,700 Per Calendar Month



South facing rear garden, four bed roomed mid town house, three piece family bathroom and a shower en suite. Fitted kitchen with appliances. garden facing reception room with rear door access.

Briefly comprising of a front access entrance hall allowing access to a guest w.c fitted with a w.c. and a hand wash basin. The kitchen to the front elevation of the property is fitted with high gloss wall and base units and worktops incorporating integrated appliances comprising of a double oven, hob, extractor hood, washer/dryer, dishwasher and fridge-freezer. The sitting room is fitted with an inset wood burning fire and benefits from storage under the stairs. Double Upvc doors lead to the garden.

Carpeted stairs lead to the first floor landing allowing access to three good sized bedrooms with space for free standing furniture. The family bathroom is fitted with a three piece bathroom suite comprising of a w.c, hand wash basin and a bath with shower over. A second staircase leads to a handy store room housing the property's boiler and providing good space. The main bedroom is of good size and boasts a shower en suite fitted with a three piece bathroom suite. Located within close distance to Parrfold Park, Walkden train station and major transport links including the Vantage Direct bus route offering convenient access to Manchester City Centre and surrounding areas. There are several OFSTED acclaimed primary, secondary schools and colleges close by and superb local amenities including the Ellesmere Shopping Centre. Picturesque Worsley is home to an array of shops, bars, restaurants, the Marriott Golf and Country Club and also has a wealth of other sporting and leisure facilities on your doorstep, including the Trafford Centre.

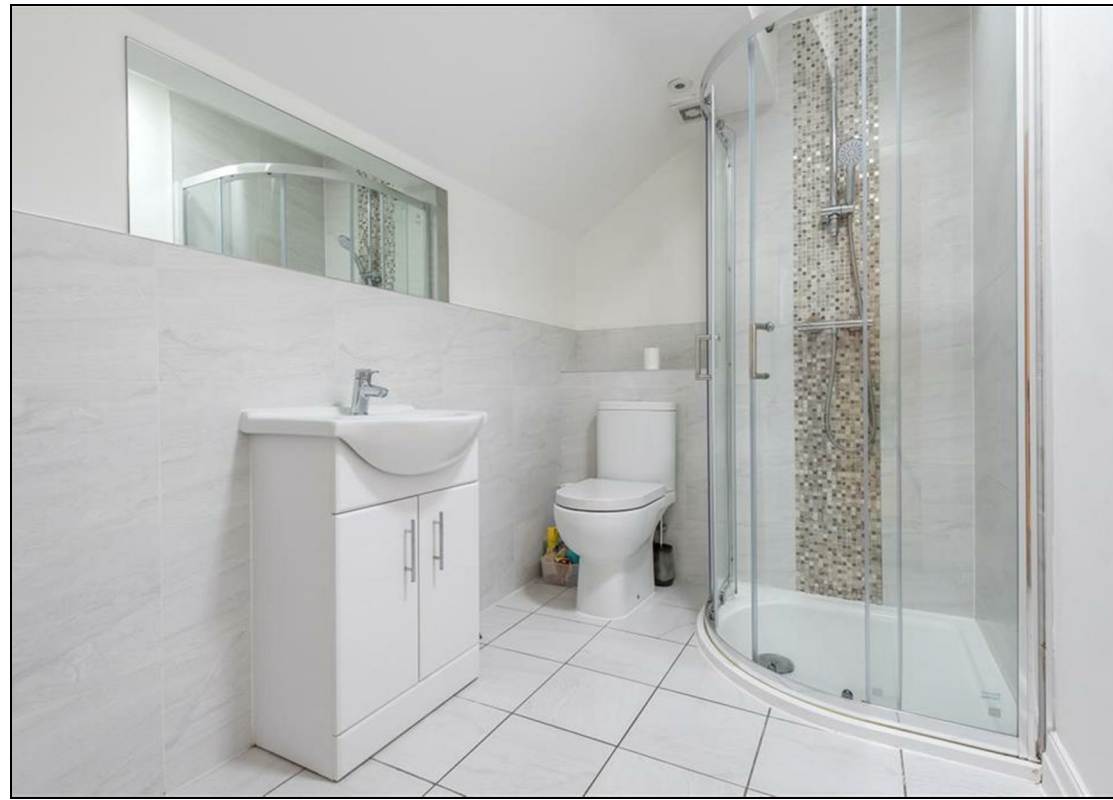


KEY FEATURES

- FOUR BEDROOMS
- TOWNHOUSE
- KITCHEN WITH APPLIANCES
- SHOWER EN SUITE
- THREE PIECE FAMILY BATHROOM
- EPC RATING C
- OFF ROAD PARKING
- CLOSE TO WALKDEN TRAIN STATION

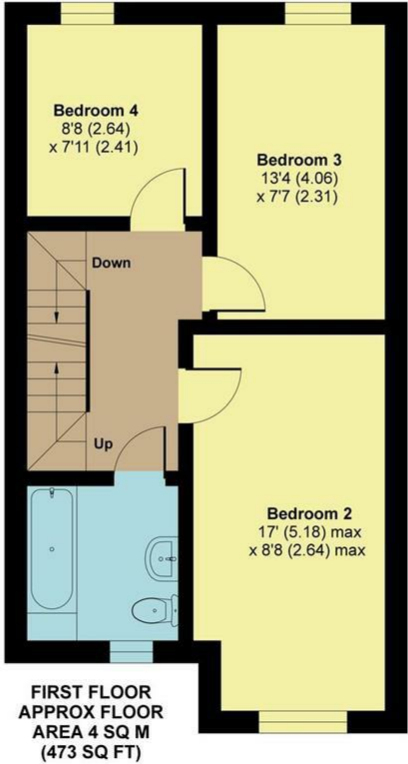
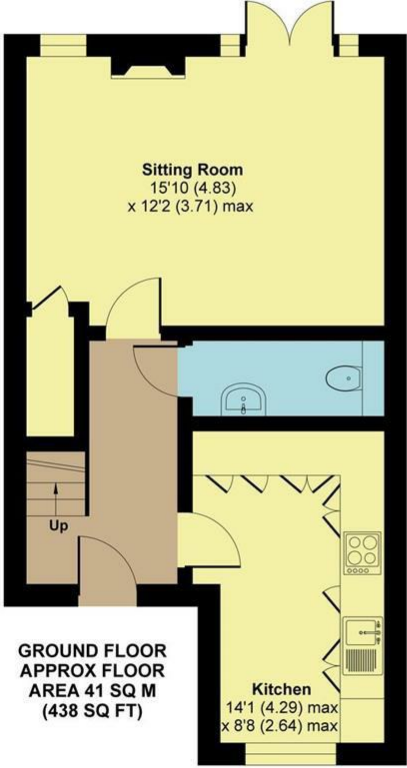
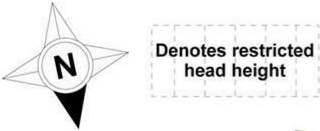




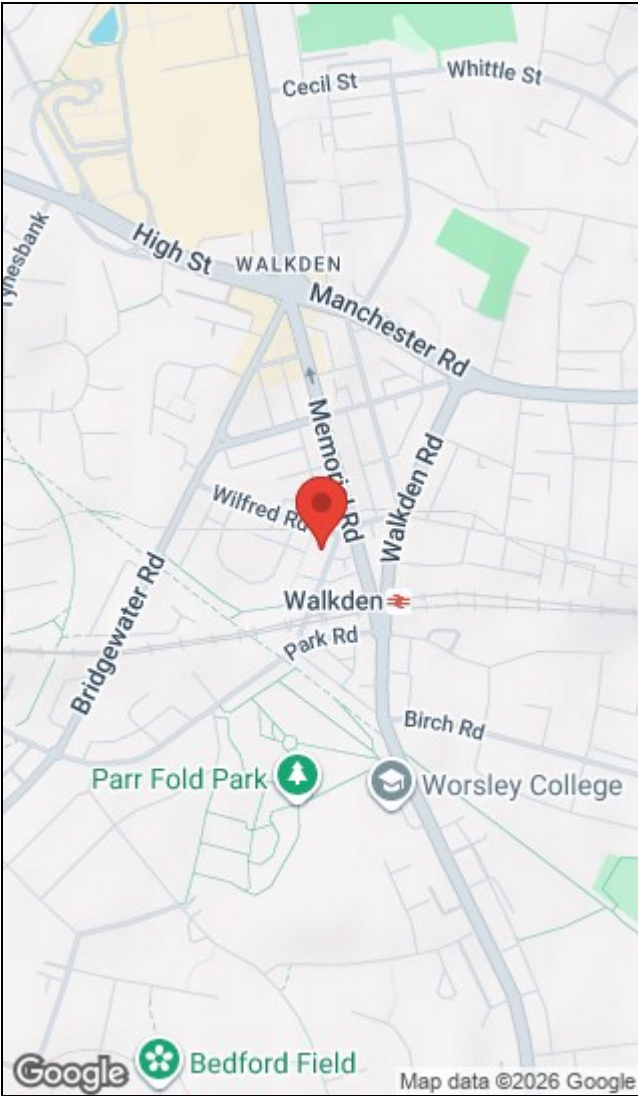


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Approximate Area = 1252 sq ft / 116 sq m
Limited Use Area(s) = 109 sq ft / 10 sq m
Total = 1361 sq ft / 126 sq m
For identification only - Not to scale



Certified Property Measurer
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: 726081



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

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