



ROOM 6 1 MEMORIAL ROAD WORSLEY, M28 3AQ

£850

THIS AESTHETICALLY CONVERTED HMO PROPERTY OFFERS A SELF-CONTAINED ROOM THAT COMES WITH UTILITY BILLS AND COUNCIL TAX INCLUDED!

Welcome to this charming property located on Memorial Road in Worsley. This delightful room offers a cosy retreat with 1 bedroom, 1 bathroom, a kitchenette and TWO communal kitchen areas both on the ground floor and first floor with exquisite cooking resources and a utility room, perfect for those seeking a peaceful and comfortable living space. We're delighted to be able to offer this well-located room to the rentals market, available immediately. The apartment is furnished and completed to a high standard, making it the perfect choice for tenants seeking an easy transition.

With its convenient location, residents can enjoy easy access to local shops and amenities located in nearby Walkden town centre, scenic parks, and charming cafes in the surrounding area. Additionally advantageous to tenants is a bus stop that is conveniently located right outside the building. Whether you're a young professional starting out or someone looking to downsize, this property offers a wonderful

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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