



# MANTHORPE AVENUE

Contemporary living on the edge of Roe Green

A stylish apartment combining modern design with the greenery and charm of one of Worsley's most desirable spots.





# ARCHITECTURAL ELEGANCE, MODERN COMFORT

Manthorpe Avenue was designed to bring the charm of traditional Georgian-style architecture into a modern, low-maintenance lifestyle. The building's red brick façade, sash-style windows, and symmetrical proportions nod to timeless design principles.

This balance of classic character with contemporary convenience gives the home its enduring appeal instantly impressive from the outside, yet relaxed and welcoming within.



# STEP INSIDE AND FEEL AT HOME

Step inside this apartment and you're welcomed by a sense of ease and warmth. Natural light, calm tones, and clean lines shape a space that feels both stylish and liveable.

Perfect for professionals, it's the ideal retreat, a place to unwind after a busy workday in the city, while enjoying the village charm of Roe Green right outside your door.



# A SPACE MADE FOR LIVING WELL

A photograph of a modern living room. In the foreground, a dark blue sofa is partially visible. A low, oval-shaped wooden coffee table sits in front of it, holding a glass and some small wooden bowls. In the background, a large window with a white frame looks out onto a green landscape. To the right of the window, a tall potted plant with large green leaves stands on a black metal stand. A framed abstract painting hangs on the wall. To the right, a large black TV sits on a long, low wooden stand. A white cloth is draped over a basket next to the TV stand. A single orange pendant light hangs from the ceiling.

The living room at Manthorpe Avenue is more than four walls, it's the heart of a home designed around comfort and style. With clean architectural lines and neutral tones, the room acts as a versatile backdrop whether you're winding down after a day in the city or hosting friends on the weekend.



# A ROOM TO CALL YOURS

A master bedroom with a large bed, a window, and a round mirror. The room is decorated with soft tones and elegant design. The bed has a red headboard and is covered with a light-colored duvet and several pillows. A window with a white frame is positioned above the bed, and a potted plant sits on a small table next to it. A round mirror with a dark frame is mounted on the wall to the right of the bed.

Step into the master bedroom and you'll instantly feel the calm. Soft tones, generous proportions, and thoughtful design create a space that's both elegant and deeply restful.

The window draws in natural light by day, while evenings here are about quiet comfort, the perfect backdrop to unwind and recharge.



A photograph of a nursery room. On the left is a white wooden crib with a patterned blanket. In the center is a window with white frames and colorful bunting. To the left of the window are two wooden shelves with books and toys. To the right is a wooden bench with a grey cushion and a large stuffed octopus. A white paper bag sits on the floor next to the bench. On the right wall is a framed letter 'E'.

# SPACE THAT GROWS WITH YOU

Currently set as a nursery, this second bedroom is a flexible space that adapts to your needs. Whether you imagine it as a home office, a guest room, or a creative studio, it's a room ready to evolve with your lifestyle.

Natural light and neutral tones make it easy to style your way, ensuring it feels just right for whatever chapter comes next.



# PRACTICAL SPACES THAT WORK

Both the kitchen and bathroom are designed with everyday living in mind. The kitchen features a new electric hob and extractor fan, giving you a functional space that's easy to maintain. The bathroom, fitted with an electric shower, keeps things simple and convenient.





# VILLAGE CHARM, CITY CONNECTIONS

Step outside and you'll quickly see why Roe Green is so loved. A conservation village with leafy streets and a welcoming community, it has everything you need close to hand. Pop to the local Post Office, grab a coffee at the independent café, or enjoy a stroll along the historic Loop Line, a green walking and cycling trail that connects you to the wider area.



# EFFORTLESS CONNECTIONS TO MANCHESTER

And when it's time for work or a night out,  
Manchester city centre is within easy reach.  
Excellent transport links mean you can enjoy the  
buzz of the city, then retreat back to the peace  
and greenery of Roe Green.





- Two bedrooms (flexible second bedroom/nursery or home office)
- Bright and airy lounge with large windows
- Practical kitchen with new electric hob and extractor fan
- Modern bathroom with fitted electric shower
- Clean, neutral décor throughout, ready to move into
- Sought-after Roe Green location
- Excellent transport links into Manchester

Council Tax Band: B

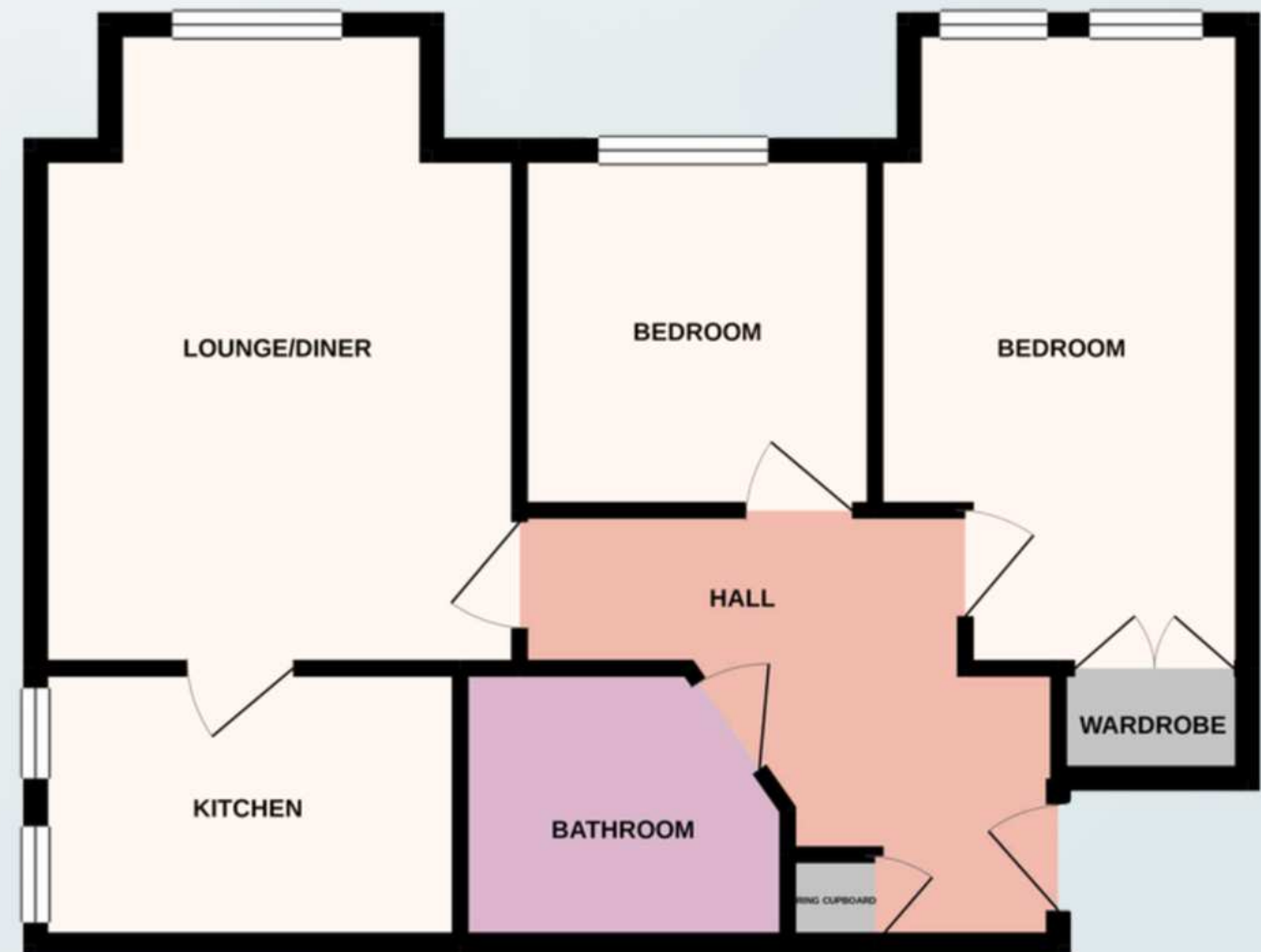
Leasehold

Lease Length: 125 years remaining)

Ground Rent: £150 per year

Service Charge: £1,826 per year

Council Tax Band: Band B – Salford City Council



Asking Price: £185,000

Call Clarke Residential on 0161 399 0828



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