



**Wordsworth Road
Manchester, M34 7XJ**

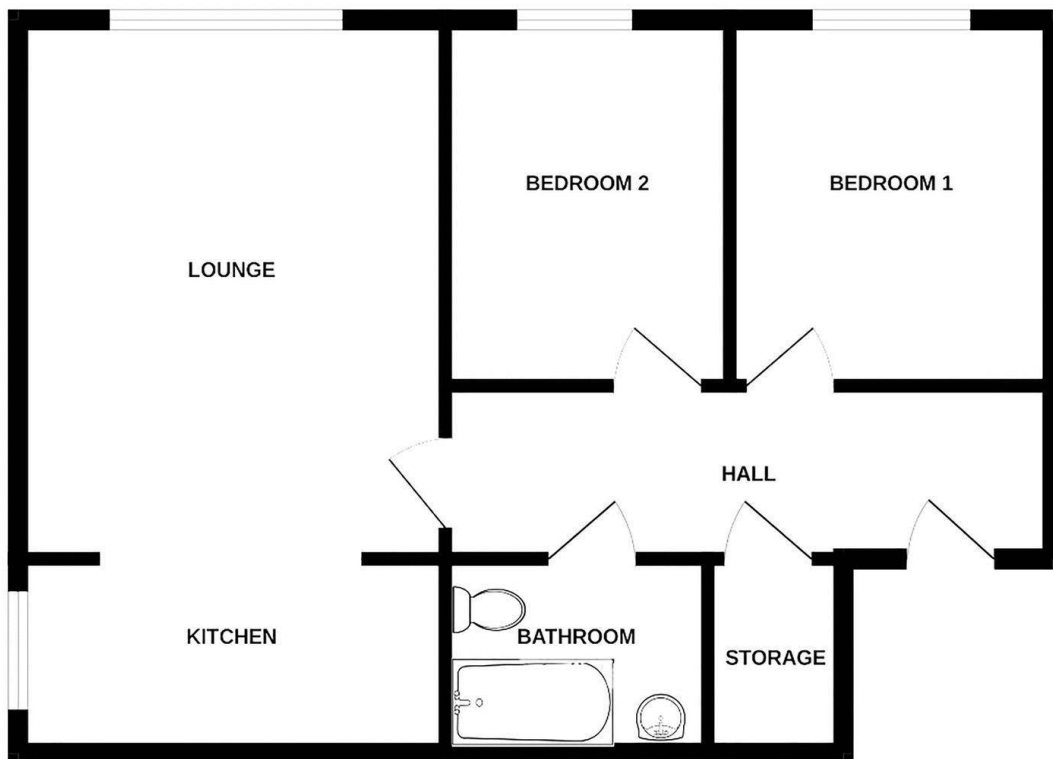
Offers in Excess of £90,000

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MAIN FEATURES:

- Well Presented Ground Floor Apartment
 - Open Plan Kitchen/Dining and Living Area
 - Two Good Size Bedrooms
 - Bathroom/WC
 - Gated Off Road Parking
 - Double Glazing & Gas Central Heating
 - Intercom Security Entry System
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This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.
 For further information contact us:
 T: 01903 331031 / 0800 033 7 943
 E: info@getanoffer.co.uk

We're Open:
 8am – 8pm 7 days a week

www.getanoffer.co.uk

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