

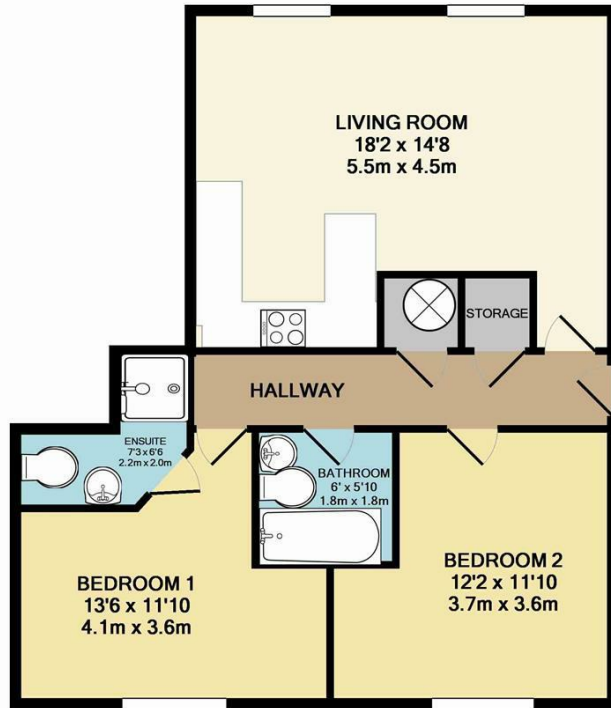


**8 VICTORIA PLACE 4 WORSLEY ROAD NORTH
MANCHESTER, M28 3GW**

£995 PCM

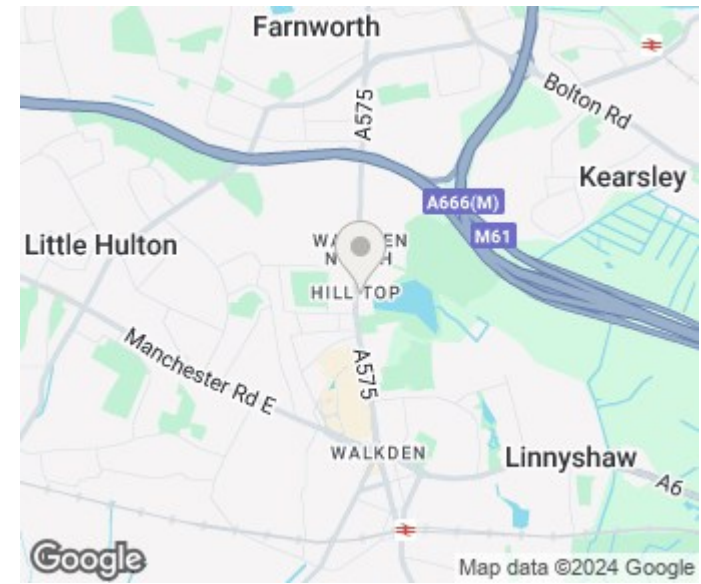
Modern top floor apartment located just a short walk from Walkden town centre and Walkden train station and the development also offers great access to the M61 and A6. The property briefly comprises: open plan lounge/dining area, fully fitted kitchen, two double bedrooms, en-suite shower room off the master bedroom and a modern main bathroom. Allocated Parking. Fully Furnished. Available 12th November 2024.

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TOTAL APPROX. FLOOR AREA 640 SQ.FT. (59.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 81 |
| (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

Manchester Office Lettings
 6-14 Great Ancoats Street
 Northern Quarter
 Manchester
 M4 5AZ

0161 236 0004
 mark.buckley@buckleyfrayne.co.uk
 www.buckleyfrayne.co.uk

buckleyfrayne