



## 44 PRESTBURY COURT LONGLEY ROAD WORSLEY, M28 3JA

£995 PCM

Welcome to this charming apartment located on Longley Road in the desirable area of Worsley. This modern new build, completed in 2001, offers a comfortable living space of 678 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

The apartment features a well-appointed reception room, perfect for relaxing or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The property also includes a stylish bathroom, designed with modern fixtures to enhance your daily routine.

One of the notable advantages of this apartment is the convenience of parking for one vehicle, ensuring that you have a secure place for your car. The location in Worsley is particularly appealing, as it combines a tranquil residential atmosphere with easy access to local amenities, parks, and transport links.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 76        |
| (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

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