



HUNTERS[®]

HERE TO GET *you* THERE



Waters Way, Worsley, Manchester

£210,000

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This beautifully presented and truly unique apartment enjoys an enviable position overlooking the picturesque Bridgewater Canal in the heart of Worsley Village. Constructed in 2015, properties within this exclusive development rarely come to the market and benefit from secure allocated parking along with well-maintained communal areas and lift access to all floors.

Originally designed as a two-bedroom apartment. The layout has been reconfigured to create a versatile additional space, ideal for home working or formal dining, perfectly suited to modern living.

Upon entering, you are welcomed by a spacious hallway which leads through to a bright and stylish open-plan lounge, kitchen and dining area. The bedroom and contemporary bathroom are positioned separately off the hallway, creating a well-balanced and practical layout. A standout feature throughout the apartment is the stunning canal outlook, with every room enjoying views over the Bridgewater Canal, flooding the property with natural light and creating a calm and peaceful atmosphere.

Location is another major highlight. Set within the centre of highly sought-after Worsley Village, the apartment is perfectly placed for enjoying an array of local amenities including independent cafés, bars, restaurants and popular country pubs. Scenic canal-side walks are right on your doorstep, while the Worsley Loopline and nearby woodland walks are only a short stroll away.

The property is also ideally located for commuters, with excellent transport links close by including the M60, M61 and M602 motorway networks, providing easy access into Manchester City Centre, Salford Quays and across the North West.

A rare opportunity to acquire a stylish waterside apartment in one of Worsley's most desirable locations.

KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - ALLOCATED PARKING
- OVERLOOKING THE BRIDGEWATER CANAL
 - WELL PRESENTED
 - FIRST FLOOR
- MUST BE SEEN TO FULLY APPRECIATE
- OPEN PLAN KITCHEN/DINING/LIVING AREA
 - MOVE IN READY



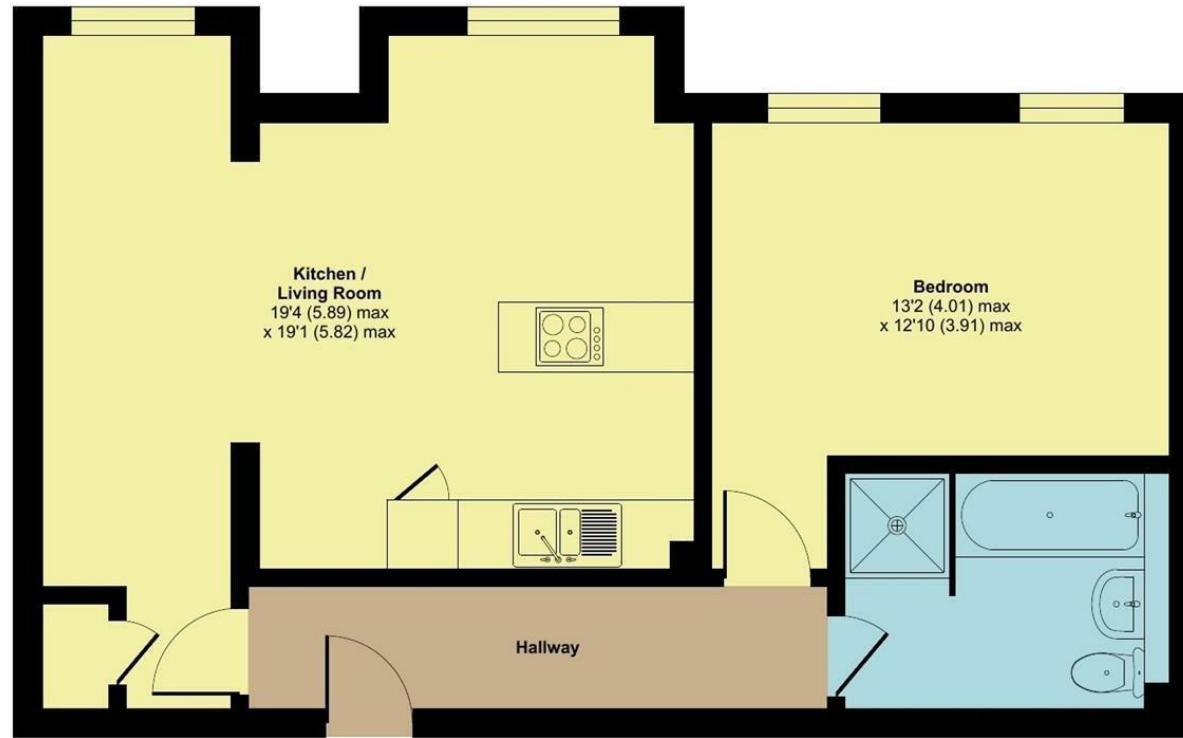




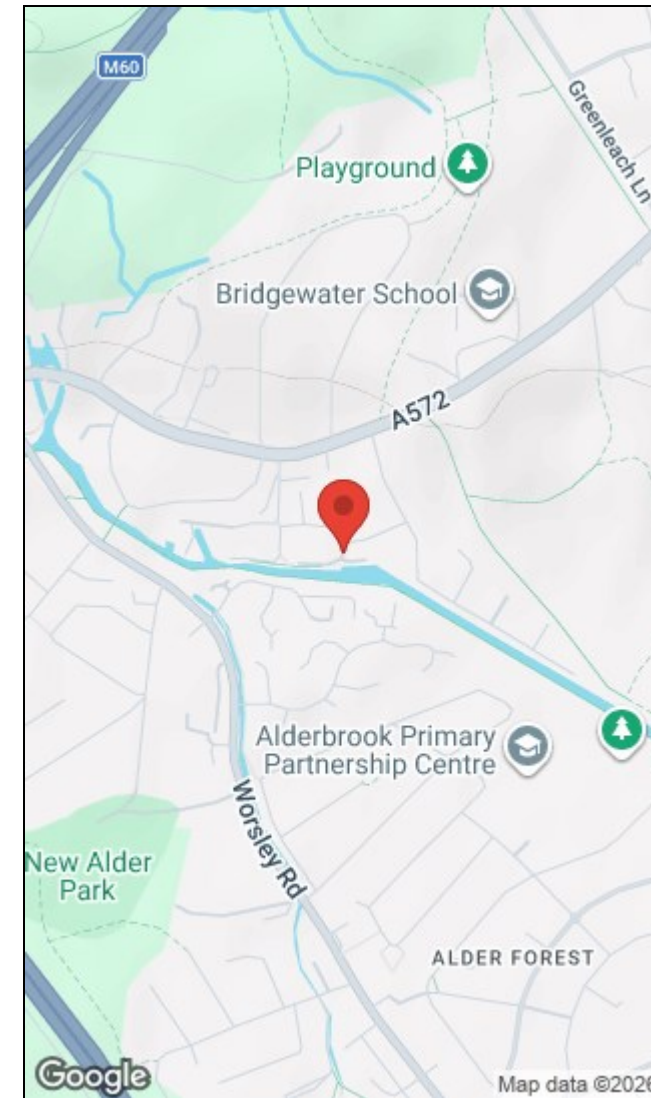
Waters Way, Worsley, Manchester, M28

Approximate Area = 578 sq ft / 53.6 sq m

For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 53.6 SQ M
(578 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 856321

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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