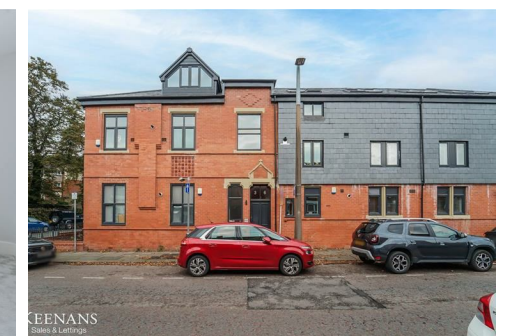
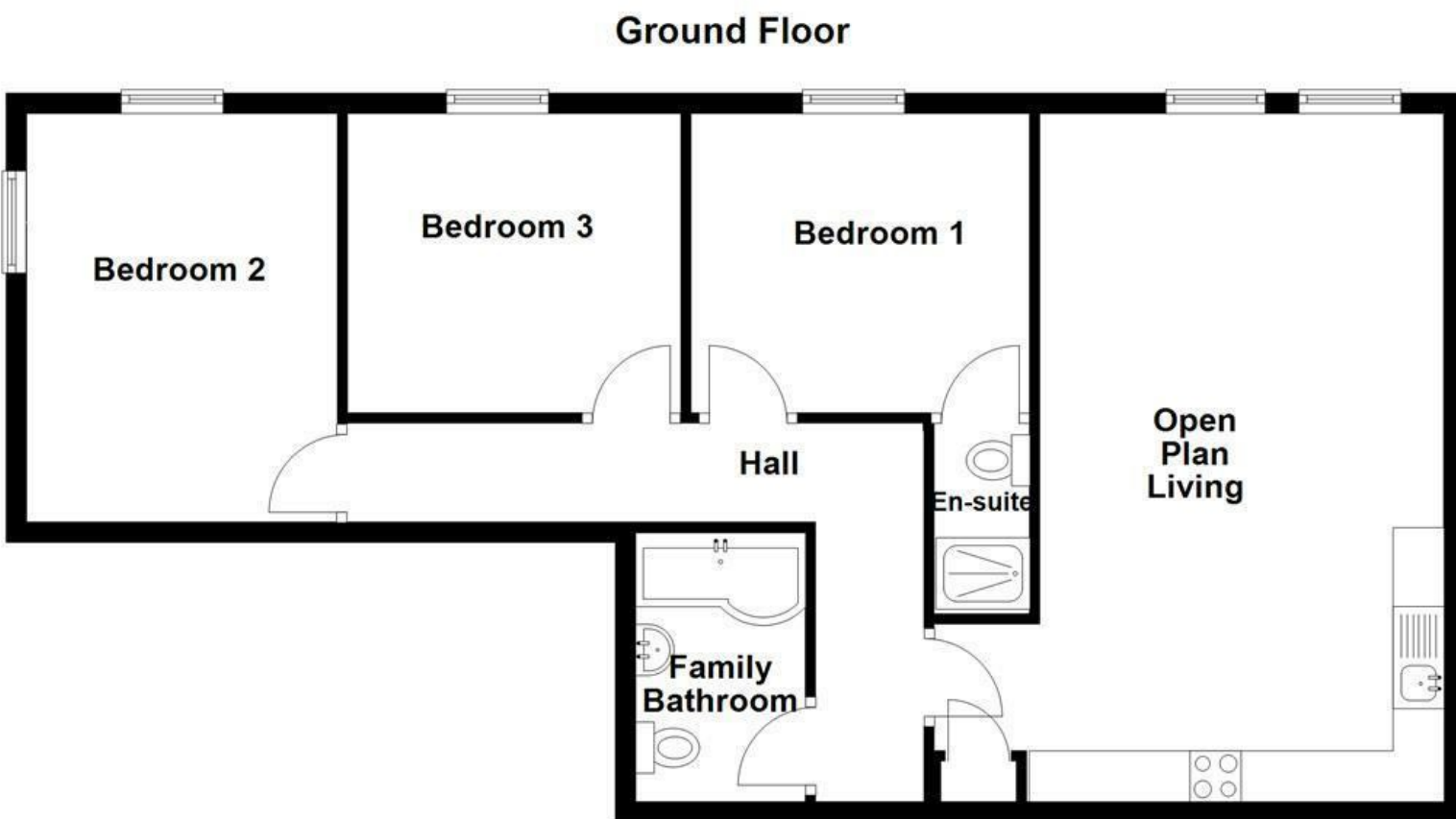




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

36 Westminster Road, Worsley, M28 3ZS

Offers Over £180,000

MODERN AND SPACIOUS APARTMENT

Welcome to 36 Westminster Road, a charming apartment nestled in the heart of Manchester, Worsley. This modern apartment boasts a spacious layout, perfect for a small family looking for a cosy yet stylish abode.

As you step into this property, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. With two bedrooms, there is ample space for a growing family or for those in need of a guest room or home office.

The property features a well-appointed bathroom, ensuring convenience and comfort for all residents. Additionally, the private shared access garage provides secure parking, a rare find in such a central location.

Located in the heart of town, this apartment offers easy access to a variety of local amenities, including shops, restaurants, and parks, making it a convenient and desirable place to call home.

Don't miss out on the opportunity to make this delightful flat your own. Contact us today to arrange a viewing and envision the possibilities that await you at 36 Westminster Road.

36 Westminster Road, Worsley, M28 3ZS

Offers Over £180,000

 3  2  1  C

- Ground Floor Apartment
 - Main Bedroom with En Suite
 - Allocated Secure Parking Space
 - EPC Rating: C
- Open Plan Living/Dining With A Range Of Appliances
 - Three Piece Family Bathroom
 - Leasehold
- Three Bedrooms
 - Communal Gardens
 - Council Tax Band: B

Ground Floor

Hall

17'9 x 12'1 (5.41m x 3.68m)

Entrance door, central heating radiator, laminate flooring and doors to open plan living, three bedrooms and bathroom.

Open Plan Living Room

22'1 x 16'4 (6.73m x 4.98m)

Two UPVC double glazed windows, central heating radiator, high gloss wall and base units, quartz worktops, stainless steel inset sink with spring mixer tap and draining ridges, integrated single oven, four burner gas hob, extractor hood, integrated dishwasher, integrated washing machine, integrated fridge freezer, storage cupboard and laminate floor.

Bedroom One

10'11 x 9'7 (3.33m x 2.92m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

6'4 x 3'2 (1.93m x 0.97m)

Spotlights, dual flush WC, vanity top wash basin with mixer tap, electric shower in enclosure, extractor fan, tiled elevation and tiled floor.

Bedroom Two

13'2 x 10' (4.01m x 3.05m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

10'9 x 9'7 (3.28m x 2.92m)

UPVC double glazed window and central heating radiator.

Bathroom

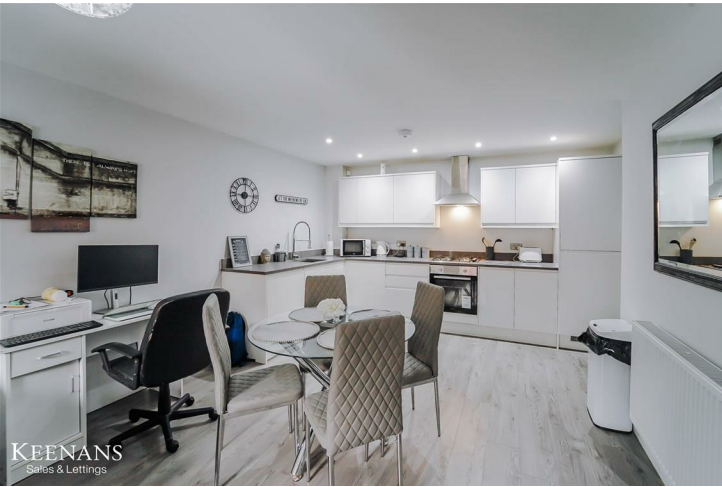
7'6 x 5'6 (2.29m x 1.68m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P shaped panel bath with mixer tap and direct feed shower over, extractor fan, tiled elevation and laminate flooring.

External

Rear

Communal gardens and allocated parking space.



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