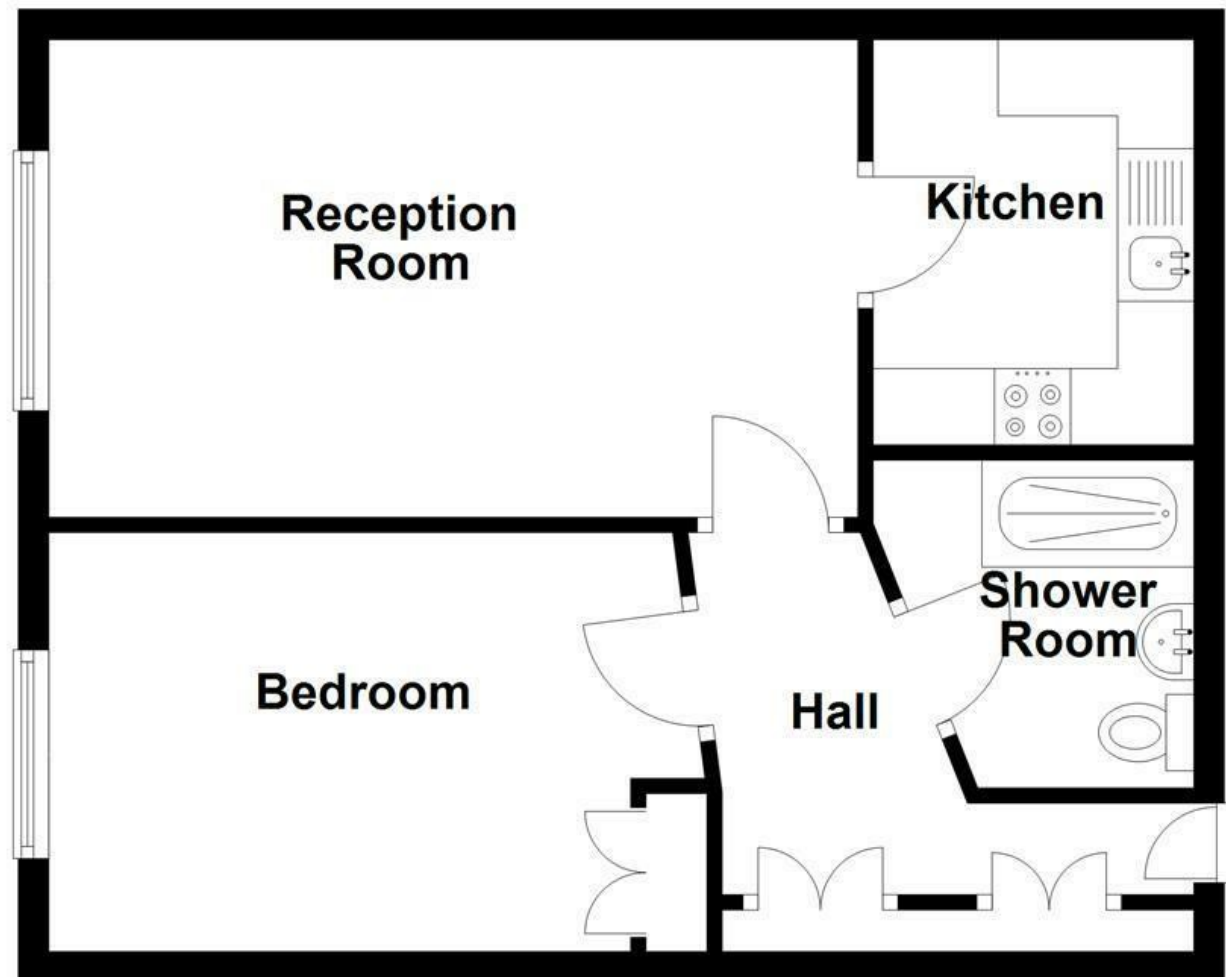


First Floor



Barton Road, Manchester, M28 2PF

Offers Over £130,000

FIRST FLOOR APARTMENT IN MANCHESTER - OVER 55's COMPLEX

Located on Barton Road in the charming area of Worsley, Manchester, this delightful one-bedroom apartment offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a generous reception room that creates an inviting atmosphere, ideal for both relaxation and entertaining. The space flows effortlessly into a well-equipped kitchen, making it a joy for those who love to cook and host.

The apartment features a spacious double bedroom, providing a peaceful retreat at the end of the day. The well-appointed shower room adds to the convenience of this lovely home, ensuring that all your needs are met with style and functionality.

One of the standout features of this apartment is the residents' lounge, a wonderful communal space where you can socialise and connect with fellow residents. The property also benefits from beautifully maintained gardens, providing a serene outdoor environment for leisurely strolls or quiet contemplation. Additionally, parking is available, ensuring convenience for both you and your visitors.

This property is perfect for individuals or couples seeking a cosy yet stylish living space in a desirable location. With its thoughtful layout and modern amenities, this apartment is not just a place to live, but a place to call home. Don't miss the opportunity to make this charming flat your own in the heart of Worsley.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 1  1  1  B

- Tenure Leasehold
 - Off Road Residents Parking
- Council Tax Band B
 - Ideal Home For A Couple Or Single Occupancy With Viewing Essential
 - Residents Lounge
- EPC Rating B
 - One Double Bedroom
 - Communal Gardens

Ground Floor

Communal lounge with stairs/lift to apartment.

Entrance

Composite door to hall.

Hall

16'2 x 6'10 (4.93m x 2.08m)
Smoke alarm, integrated storage, coving, doors to bedroom, reception room and shower room.

Reception Room

17'5 x 10'3 (5.31m x 3.12m)
UPVC double glazed window, electric central heating radiator, coving, wall mounted electric fire, television point and open access to kitchen.

Kitchen

6'11 x 6'11 (2.11m x 2.11m)
Coving, wall and base units, granite effect work top, stainless steel sink and drainer with mixer tap, oven in a high rise unit, four ring electric hob, stainless steel splash back, extractor hood, space for fridge freezer and tiled effect flooring.

Bedroom One

14'2 x 8'11 (4.32m x 2.72m)
UPVC double glazed window, electric central heating radiator, coving and integrated wardrobe.

Shower Room

7' x 6' (2.13m x 1.83m)
Coving, electric heater, dual flush WC, vanity top wash basin with mixer tap, double enclosed electric feed shower, extractor fan.

External

Communal garden and resident parking.



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