



## 40 Elmwood, Off Barton Road, Worsley M28 2PF

£99,500

Situated on this purpose built retirement development in the heart of Worsley Village, close to local amenities and transport links, is this well presented one bedroom second floor apartment overlooking the south facing communal gardens. The spacious accommodation comprises: Lounge, Kitchen, One Double Bedroom and a Shower Room. The development has the benefit of a house manager, communal social areas and an on-site laundry. Offered Chain Free!!!

**Briscombe,  
Nutter &  
Staff.**

#### ENTRANCE HALL:

L shaped hallway. Large storage with mirrored fronts. Emergency pull cord system. Video entry phone system. Internal doors lead to:

#### LOUNGE/DINER

17' 5" x 10' 2" (5.31m x 3.12m)

Window to the rear elevation overlooking the rear gardens.

Emergency pull cord system. Ceiling coving. Open to:



#### KITCHEN

6' 11" x 6' 11" (2.11m x 2.11m)

Fitted with a range of wall and base units with coordinating work surfaces. Integrated appliances include: oven, hob and extractor hood with space for a fridge/freezer.



#### BEDROOM ONE

14' 2" x 8' 11" (4.34m x 2.72m)

Window to the rear elevation. Double wardrobes with mirrored front.

Ceiling coving.



#### SHOWER ROOM

Fitted with a suite comprising of low level w.c, wash hand basin and a large shower cubicle. Part tiled walls.



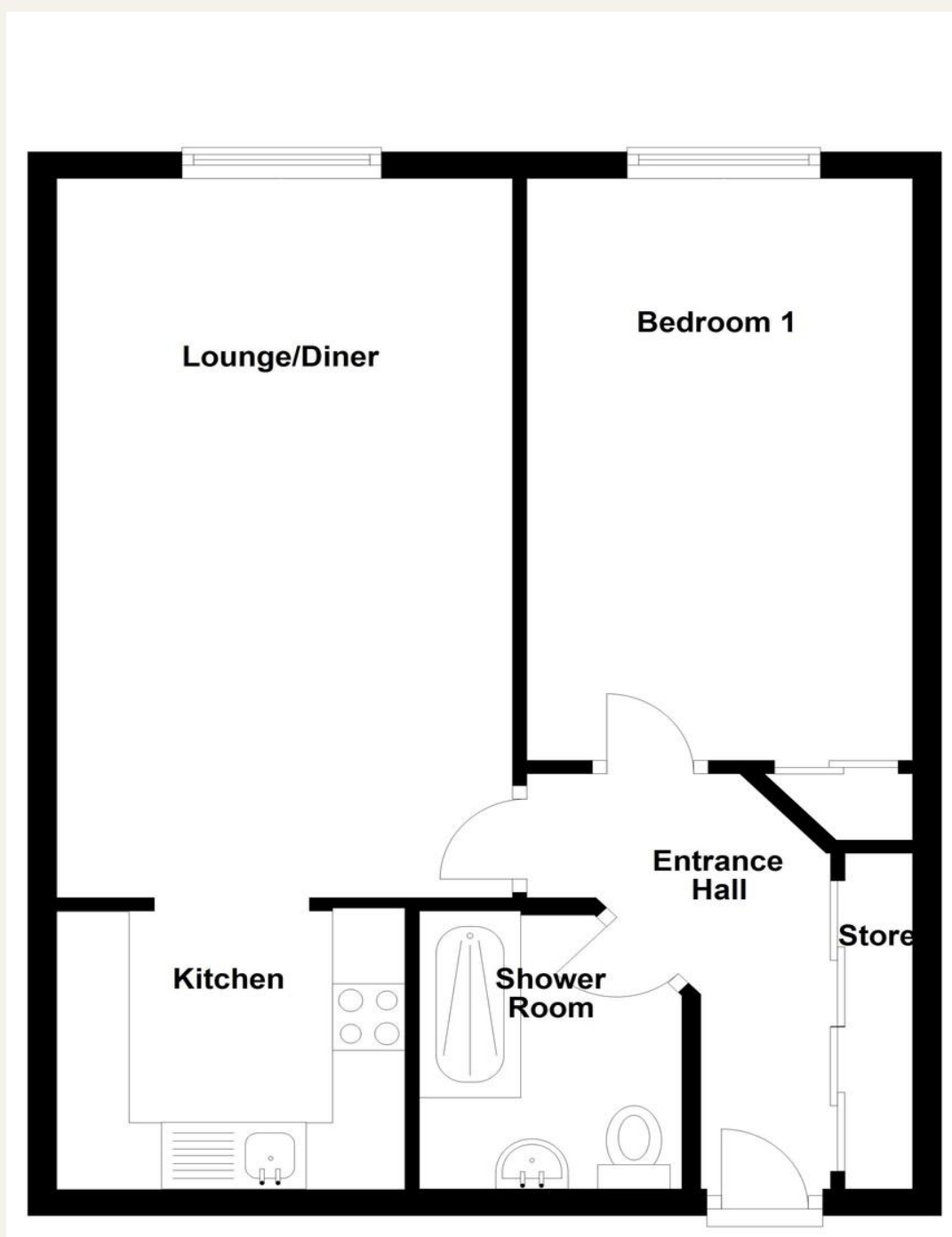
The development itself offers several amenities which include two lounges, a launderette and guest suite. The development is set within spacious communal gardens. We advise all interested parties to contact this office with regard to the current level of service charge payable.





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This plan is included as a guide to layout only. Dimensions are approximate. Do not scale.



## Important Notice

These particulars have been prepared to comply with the Consumer Protection from Unfair Trading Regulations 2008, and whilst every care has been taken to ensure accuracy, it is stressed they must be used as a guide only and do not constitute any part of an offer or contract. Services and appliances have not been tested. No responsibility is taken for error, omission or misunderstanding. The floor plan is included as a service to our customers and is intended as a guide to layout only. Dimensions are approximate; do not scale.