

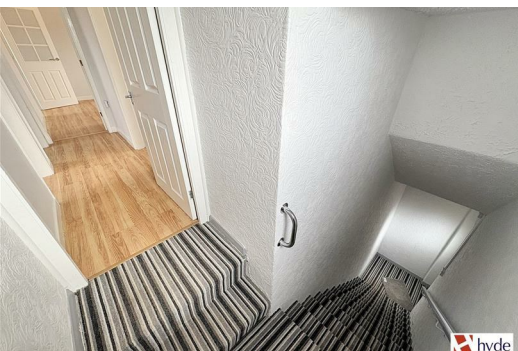


**32A Barnside Avenue, Worsley  
M28 3LP**

**£850 PCM**

Hyde Estates are pleased to offer this first floor flat to let. Offering spacious, well presented living accommodation with two fitted double bedrooms, the flat benefits from a first floor balcony and private garden to the rear. Offered unfurnished and available now.

Ideally located on a cul de sac off Manchester Road (A6) close to Ellesmere Shopping Centre with excellent links to East Lancashire Road (A580) and the motorway network. Public transport links include Walkden train station which is just a short walk away.





## Accommodation

Briefly comprising; entrance with stairs to the first floor landing which provides access to all rooms. Spacious front facing living room with laminate flooring, door to the kitchen which is fitted with a range of wall and base units, contrasting worktops and tiled splashbacks. Inset stainless steel sink unit with mixer tap and integral electric oven with four ring hob and extractor hood. Ample space for white goods and uPVC door to the balcony. Two double bedrooms both feature fitted furniture, with the larger front facing room including a walk in storage cupboard. Three piece bathroom suite of; wc, washbasin with storage beneath and bath with overhead shower, complete with tiled floor and splashbacks, frosted window and extractor fan.

## Room Measurements

Living Room: 14'3" x 11'3"

Kitchen: 8'6" x 8'6"

Bedroom 1: 10'11" x 10'5"

Bedroom 2: 11'7" x 8'5"

Bathroom: 8'5" x 5'5"

## Gardens

Communal front lawn, private rear garden and first floor balcony accessed from the kitchen.

## Additional Information

Benefits wall mounted electric heaters and single glazed uPVC windows.

## Council Tax

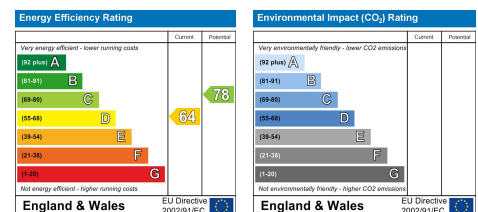
Salford Council, Band A.

## Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.

## Virtual Tour Disclaimer

Please note that the virtual tour is for guidance purposes only.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB