



EPC Grade C

2 Double Bedrooms

First Floor Flat

Balcony

Garden to Rear

Close to Walkden Train Station



32a Barnside Avenue, Worsley,  
Manchester, Greater Manchester, M28  
3LP

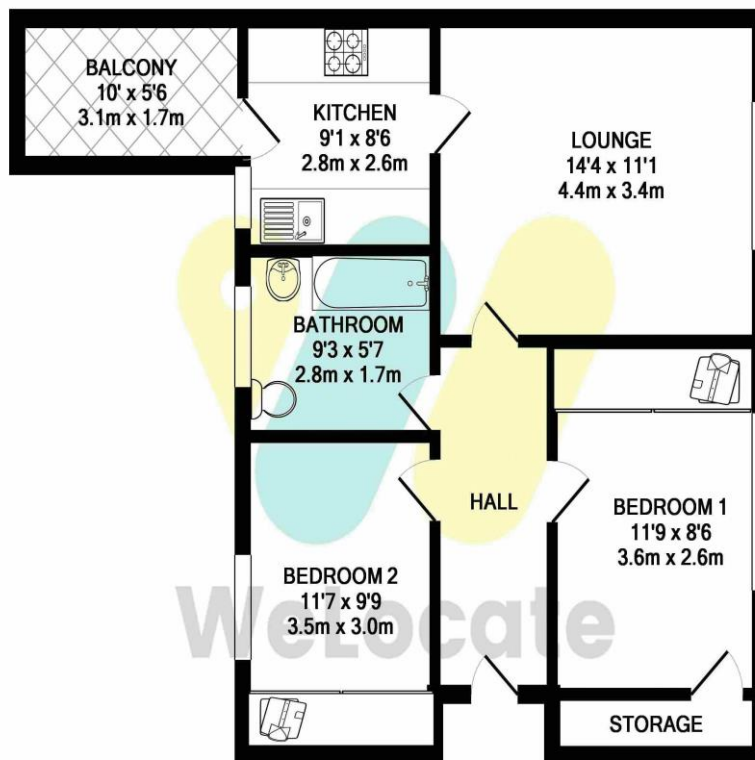
Monthly Rental Of £475

## DESCRIPTION

**\*\*FIRST FLOOR FLAT WITH BALCONY & PRIVATE GARDEN\*\*** **\*\*EXCELLENT INVESTMENT OPPORTUNITY\*\***  
**\*\*POTENTIAL HIGH YIELD\*\*** This fantastic first floor flat is sure to appeal to a variety of buyers given its proximity to Walkden train station and local amenities. Investors should certainly take a look with a potential yield in excess of 8%! Perhaps surprisingly, there is a lot of storage space and the benefit of a balcony - perfect for the summer months - and your own rear garden. Internally the flat briefly comprises entrance hall, lounge, kitchen, 2 bedrooms and a bathroom. Further benefits include electric heating and double glazed windows. EPC grade C. A full copy of the EPC is available upon request.

## ABOUT THE AREA

This excellent flat is situated on a cul de sac close to transport links, including Walkden train station, local amenities and leisure facilities. Walkden itself has undergone a series of improvements of late including the impressive renovation works at the Ellesmere centre creating a number of high end shops and eateries. Access to Manchester city centre is convenient via the numerous bus routes and the motorway links. There is also easy access to Worsley where you will find the picturesque village and trendy bars and restaurants.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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