

## GARDENS

## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION

From our office on Manchester Road proceed towards the roundabout, take the first exit on the left onto Bolton Road, at the set of traffic lights at the top of Agecroft Road, turn right. Travel along Agecroft Road until you reach a mini roundabout, take the first left exit onto Giants Seat Grove. Follow the road round to the left and turn into the car park in front of Scott Court.

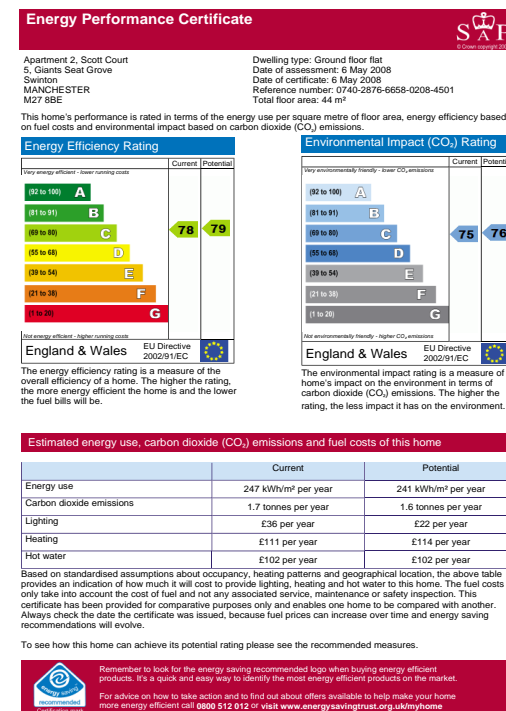
### NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

## ENERGY PERFORMANCE CERTIFICATE



**£465 PCM**

**2 Scott Court, 5 Giants Seat Grove, Agecroft, Manchester,**

- 1 Bedroom Apartment
- Situated On Ground Floor
- Open Plan Living
- Double Glazing
- Electric Storage Heaters
- Allocated Parking
- Offered Unfurnished
- Available Soon

We are pleased to offer for rental this one bedroom ground floor apartment, situated on the popular Agecroft Hall development, within easy access of; Local schools, amenities and the A580. Offered unfurnished and available soon. NO DSS or pets.

## GROUND FLOOR

### ENTRANCE HALL

Front door opens into hallway with airing cupboard.

### MODERN FITTED KITCHEN

*5.97m x 4.85m (19'7" x 15'11")*

Fitted with a range of modern wall and base units with complimentary worktops, electric oven and hob with extractor over, spaces for washing machine and fridge. Open plan to:

### LOUNGE

French doors leading to juliet style balcony.

### BEDROOM 1

*3.86m x 2.29m (12'8" x 7'6")*

Double room with window to side.

### BATHROOM

*1.93m x 1.70m (6'4" x 5'7")*

Fitted with a modern white three piece suite comprising of; Panelled bath with overhead shower unit, pedestal wash hand basin and low level W.C. Partially tiled walls.

### ALLOCATED PARKING

There is allocated parking in the courtyard to the front and rear of the block.

### ADMIN FEES

Admin fee £175 other fee's may apply



MODERN FITTED KITCHEN



LOUNGE



BEDROOM 1



BATHROOM



ENTRANCE HALL