

## 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 Newearth Road proceed towards Walkden, at the roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto the A6 Manchester Road and the property is on your right hand side.

## ENERGY PERFORMANCE CERTIFICATE



**£39,999**

**215f Manchester Road, Walkden, Worsley, Manchester, M28 3HE**

- 2 Bedroom Apartment
- Situated On First Floor
- Lounge, Fitted Kitchen
- Economy 7 Heating
- Modern Bathroom
- Double Glazing, No Chain
- Garden, Allocated Parking
- 50% Shared Ownership

**We are pleased to offer for sale this two bedroom first floor apartment with 50% shared ownership. Situated within easy access of; Local schools, amenities and the A580 for those looking to commute. The property has the added benefit of having no onward chain.**

### 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.

## GROUND FLOOR

Private entrance.

## STAIRS TO

Stairs to first floor.

## ENTRANCE HALL

With storage cupboard, airing cupboard and access to partially boarded loft with light.

## LOUNGE

13'7 x 12'9 (4.14m x 3.89m)

Nice size room with coving, dado rail, laminate wood flooring and window to rear. Open to kitchen.

## ADDITIONAL LOUNGE

## FITTED KITCHEN

10'7 x 7'4 (3.23m x 2.24m)

Fitted with a range of wall and base units with co-ordinating worktops, spaces for electric cooker, washing machine and fridge/freezer. Partially tiled walls and window to rear.

## BEDROOM 1

11'6 x 9'4 (3.51m x 2.84m)

Double room with fitted wardrobes and window to front.

## BEDROOM 2

9'3 x 7'6 (2.82m x 2.29m)

Single room with window to front.

## MODERN BATHROOM

5'11 x 7'7 (1.80m x 2.31m)

Newly fitted modern suite comprising of: panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Partially tiled walls and window to side.

## GARDENS

There is a lawned garden with planted bed to the front and allocated parking to the rear.

## SERVICE CHARGE

We have been informed that the service charge is £55.45 pcm. And that the property was built in 1990 (Please note this will need to be confirmed by your solicitor)

