

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 the A580, at roundabout take 2nd exit onto Ellenbrook Road, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Mosley Common Road at lights go straight ahead onto Chaddock Lane, Windmill Rise is the first left turn before the road bears left. The property is on the right hand side as you drive into the road.

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.

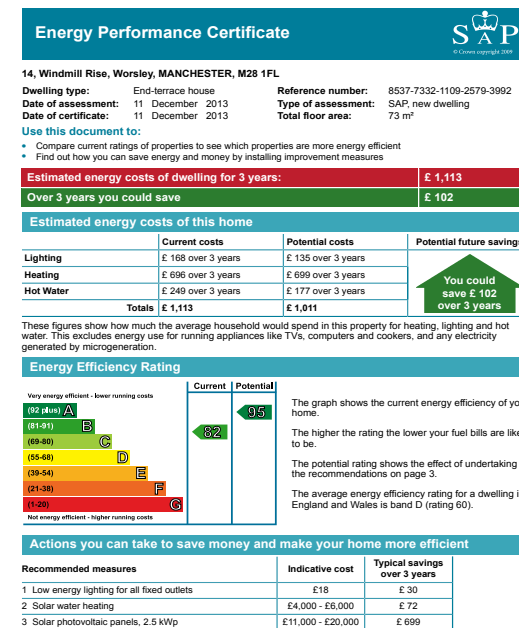
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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



Whilst we endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin of error. Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order. These details do not constitute any part of an offer or contract.

ENERGY PERFORMANCE CERTIFICATE



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Russell James

estate agents & letting agents



£164,995

14 Windmill Rise, Boothstown, Worsley, Manchester, M28 1FL

- 2 Bedroom Semi Detached
- Modern Family Bathroom
- Guest W.C, Lounge
- Large Rear Garden
- Modern Dining Kitchen
- Allocated Parking
- D/ Glazing, Alarm, GCH
- Popular Location

We are pleased to offer for sale this beautifully presented modern two double bedroom semi detached family home. Situated in the popular Boothstown location, within easy access of; Local schools, amenities and the A580. Viewing essential.

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855

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GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

LOUNGE

13'10 x 12'5 (4.22m x 3.78m)

Nice size room with window to front.

MODERN FITTED KITCHEN

12'3 x 12'1 (3.73m x 3.68m)

Fitted with a range of modern wall and base units with complimentary worktops, inset electric oven and microwave, gas hob with chimney style extractor over, spaces for washing machine and dishwasher and integrated fridge/freezer. Partially tiled walls, spot lights, tiled floor and French doors to rear Open to:

DINING AREA

Space for dining table, tiled floor and door to under-stairs storage and door to guest w.c..

GUEST W.C.

6'10 x 3'7 (2.08m x 1.09m)

Fitted with a modern pedestal wash hand basin and low level w.c. Tiled walls, tiled floor and window to side.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

10'5 x 16'1 (3.18m x 4.90m)

Double room with window to front.

BEDROOM 2

16'1 x 9'1 (4.90m x 2.77m)

Double room with French doors to rear with Juliet balcony.

MODERN FAMILY BATHROOM

8'1 x 6'9 (2.46m x 2.06m)

Fitted with a modern suite comprising of: panelled bath with electric shower over and shower screen pedestal wash hand basin and low level w.c. Tiled walls, tiled floor, feature radiator and window to rear.

REAR OF PROPERTY

GARDENS

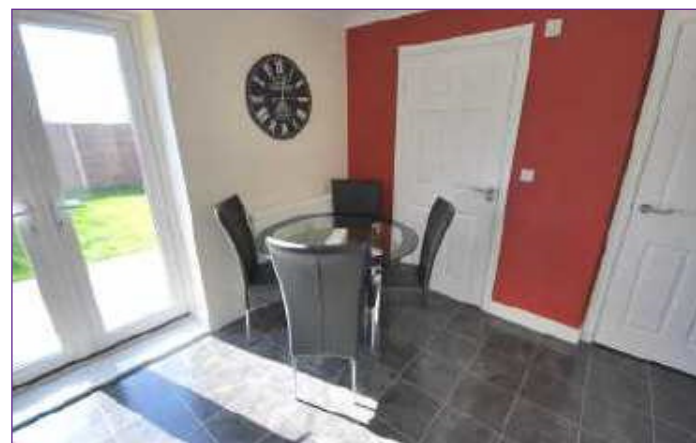
There is allocated parking with a small planed bed and gate giving access to the side and rear. To the rear is a large South facing garden that is mainly laid to lawn and is not overlooked.



LOUNGE



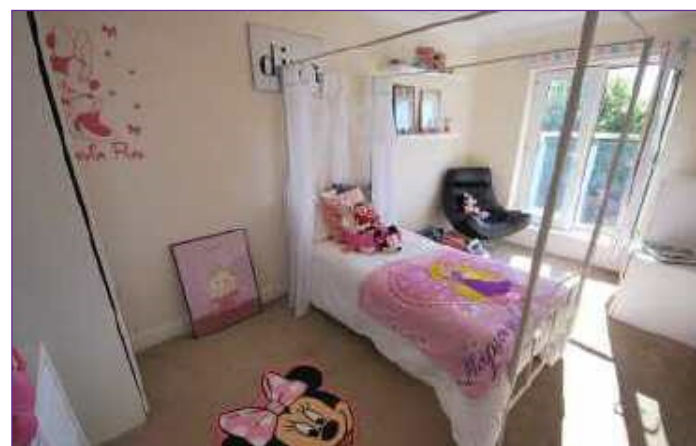
MODERN FITTED KITCHEN



DINING AREA



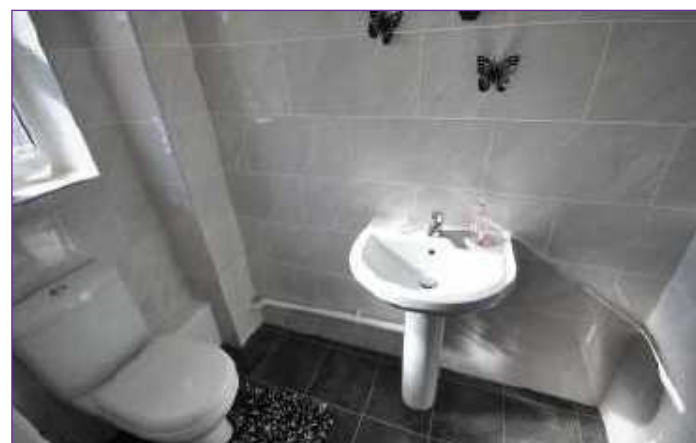
BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM



GUEST W.C.