

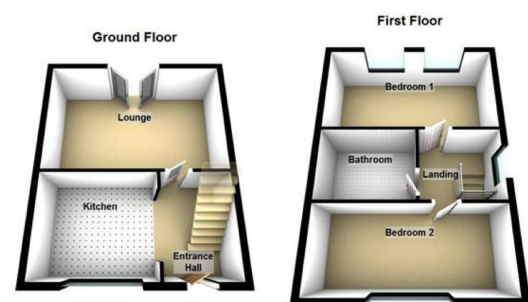
## GARDENS



## 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 A580, at roundabout take 2nd exit onto Ellenbrook Road, at roundabout turn right onto Bridgewater Road, at end turn right onto Mosley Common Road, at mini roundabout go straight ahead following the road through Tyldesley Town Centre along the one way system. At the end of the one way system follow the road round to the right so that you will be travelling back on yourself, then 2nd left onto Barnfield Close

## ENERGY PERFORMANCE CERTIFICATE

### 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.



**£105,000**

**5 Barnfield Close, Tyldesley, Manchester, M29 8GP**

- 2 Bedroom Semi Detached
- Lounge, Dining Area
- Modern Fitted Kitchen
- Gas Central Heating
- Double Glazing, Alarm
- Gardens, Driveway
- Offered Unfurnished
- Available Mid April 2013

**We are pleased to offer for rental this two double bedroom semi detached family home. Situated within easy access of; Local schools, amenities and the motorway network. Offered unfurnished and available mid April 2013. NO DSS.**



## GROUND FLOOR

### OPEN PORCH

With tiled floor.

### ENTRANCE HALL

### MODERN FITTED KITCHEN

8'0 x 6'0 (2.44m x 1.83m)

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven, gas hob with extractor over, spaces for washing machine and fridge/freezer. Partially tiled walls, tiled floor and window to front.

### LOUNGE

17'4 x 12'6 (5.28m x 3.81m)

Nice size room with under-stairs storage and French doors to rear. Open to:

### DINING AREA

Space for dining table.

## FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1

10'0 x 12'6 (3.05m x 3.81m)

Double room with two windows to rear.

### BEDROOM 2

8'3 x 12'6 (2.51m x 3.81m)

Double room with airing cupboard and window to front.

### FAMILY BATHROOM

6'5 x 6'0 (1.96m x 1.83m)

Fitted with a modern suite comprising of: panelled bath with shower over, shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls and laminate wood flooring.

### GARDENS

There is a small lawned garden to the front and a driveway to the side. The garden to rear is laid to lawn with a paved patio area.

