#### **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 and take the 2nd right into Stafford Road, take 1st left into Normanby 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.

# ENERGY PERFORMANCE CERTIFICATE

20, Normanby Road Worsley MANCHESTER M28 7TR  This home's performance is rated based on fuel costs and environm	[ E F T I in terms of the	Date of c Reference Type of a Total floce e energy	ussessment: 26 f vertificate: 27 f ver number: 854 assessment: RdS or area: 67 r use per square metre	of floor area. er	elling	ency
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estate agents & letting agents



£139,995

## 20 Normanby Road, Walkden, Worsley, Manchester, M28 7TR

- 2 Bedroom Semi Detached
- Lounge, D/ Glazing
- Modern Dining Kitchen
- Gas Central Heating

- Modern Family Bathroom
- Gardens Front & Rear
- Offered Unfurnished
- Available 4th Aug 2016

We are pleased to offer for rental this two double bedroom semi detached family home. Situated within easy access of; Local schools, amenities, the guided bus route and the A580. Offered unfurnished and available 4th Aug. No DSS or pets.

#### Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855 63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555 Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk



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Whilst er 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 or 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.

#### **GROUND FLOOR**

#### **VESTIBULE**

#### LOUNGE

15'9 x 12'4 (4.80m x 3.76m)

Nice size room with solid fuel stove inset to chimney breast with tiled hearth, coving, laminate wood flooring and window to front.

#### MODERN FITTED KITCHEN

13'7 x 9'8 (4.14m x 2.95m)

Fitted with a range of modern wall and base units with co-ordinating worktops, gas range cooker, 1.5 bowl sink, spaces for washing machine and fridge/freezer. Space for dining table, partially tiled walls, laminate wood flooring, window to rear, window and door to side.

## **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

13'7 x 9'8 (4.14m x 2.95m)

Double room with laminate wood flooring and window to rear.

## **BEDROOM 2**

8'1 x 15'6 (2.46m x 4.72m)

Double room with laminate wood flooring and window to front.

## **MODERN FAMILY BATHROOM**

9'1 x 6'7 (2.77m x 2.01m)

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

## **REAR OF PROPERTY**

#### **GARDENS**

To the front is a paved garden with a gate giving access to the rear. The garden to the rear is mainly laid to lawn with a paved patio area.

## **ADMIN FEES**

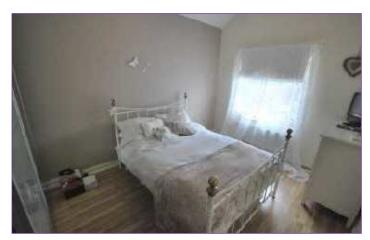
Admin fee £175 other fee's may apply



**LOUNGE** 



**MODERN FITTED KITCHEN** 



**BEDROOM 1** 



**MODERN FAMILY BATHROOM**