



#### **FLOOR PLANS**

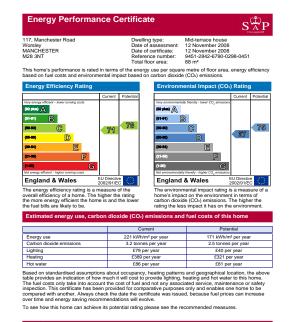
This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.

Please type or click this weblink to see interactive floor plans

#### LOCATION

From our office on Newearth Road proceed towards Walkden. At the mini roundabout take your third exit onto Park Road. At the next mini roundabout turn left onto Memorial Road. At the top of Memorial Road turn right at the traffic lights onto Manchester Road. Once on Manchester Road keep in the left hand lane. At the next main set of traffic light go straight ahead and number 117 Manchester Road is located further along on your right hand side.

#### **ENERGY PERFORMANCE** CERTIFICATE



Page 1 of 6

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 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.







# *Reduced to £89,950*

# 117 Manchester Road, Walkden, Worsley, Manchester, M28 3NT

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Fitted Kitchen, GCH
- Downstairs Bathroom

We are pleased to offer for sale this two double bedroom garden fronted mid terrace with detached garage. Situated within easy access of; Local schools, Walkden town centre with all its amenities and the A580. Offered with the added benefit of having no onward chain.

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

- D/ Glazing, No Chain
- Gardens Front & Rear
- Detached Garage
- Ideal First Time Buy

# **GROUND FLOOR**

# **ENCLOSED PORCH**

With door to:-

# LOUNGE

*13'8 x 14'7 (4.17m x 4.45m)* Ornate fire with tiled inset, mantel and hearth, coving, dado rail and laminate wood flooring with window to front.

# **DINING ROOM**

*10'8 x 14'7 (3.25m x 4.45m)* Space for dining table, stoned hearth, coving, laminate wood flooring, door to under stairs storage cupboard, open to:-

# **FITTED KITCHEN**

#### 11'0 x 8'2 (3.35m x 2.49m)

Fitted with a range of wall, base and display units with co-ordinating worktops, integrated electric oven and gas hob with extractor fan over. Spaces for washing machine and fridge freezer, coving, tiled walls, laminate wood flooring, window and door to rear.

#### **FAMILY BATHROOM**

#### 10'7 x 4'11 (3.23m x 1.50m)

Fitted with a suite comprising of:- panelled bath with electric shower over, pedestal wash hand basin and low level w.c, coving, spotlights, tiled walls, tiled flooring and window to rear.

# **FIRST FLOOR**

#### LANDING

#### **BEDROOM 1**

*13'6 x 14'7 (4.11m x 4.45m)* Double room with fitted wardrobes, a built in wardrobe and a window to the front.

#### **BEDROOM 2**

*10'10 x 14'7 (3.30m x 4.45m)* Double room with coving, dado rail and window to rear

# GARDENS

Externally, there is a small enclosed garden to the front. To the rear is a decked patio area with a detached single garage providing off road parking.

## **REAR OF PROEPRTY**



LOUNGE



**FITTED KITCHEN** 





**DINING ROOM** 

