

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 mini roundabout turn left onto Hilton Lane. Follow Hilton Lane to the end till you approach the main set of traffic lights. At the lights turn left onto Manchester Road East. The property is then on your right as you approach the police station.

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.

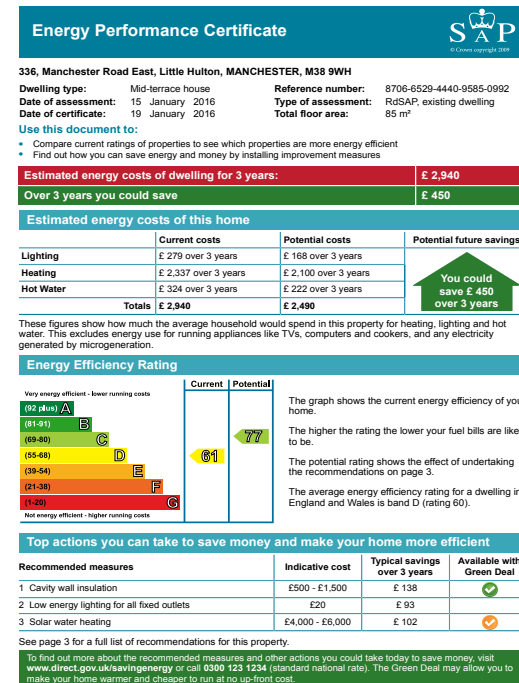
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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



Russell James

estate agents & letting agents



£525 PCM

336 Manchester Road East, Little Hulton, Manchester, M38 9WH

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Fitted Kitchen, GCH
- D/ Glazing, Rear Yard
- Modern Family Bathroom
- Detached Garage
- Furnished Or Unfurnished
- Available Immediately

We are pleased to offer for rental this two bedroom mid terrace with detached garage, situated within easy access of; Local schools, amenities and transport links. Offered furnished or unfurnished. Restriction - NO DSS. Admin fee £175 other fee's may apply.

Russell James Estate Agents Limited

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GROUND FLOOR

VESTIBULE

LOUNGE

13'0 x 14'2 (3.96m x 4.32m)

Nice size room with coving and window to front.

DINING ROOM

11'2 x 14'2 (3.40m x 4.32m)

Good size room with space for dining table, gas fire and coving.

FITTED KITCHEN

14'2 x 8'0 (4.32m x 2.44m)

Fitted with a range of: wall and base units with co-ordinating worktops, 1.5 bowl sink, space for gas cooker with extractor over, , spaces for washing machine, dishwasher and fridge/freezer. Partially tiled walls, tiled floor, window and door to rear.

FIRST FLOOR

LANDING

BEDROOM 1

12'1 x 14'2 (3.68m x 4.32m)

Double room with fitted wardrobes and window to front.

BEDROOM 2

11'2 x 7'0 (3.40m x 2.13m)

Double room with loft access and window to rear.

MODERN FAMILY BATHROOM

11'2 x 7'0 (3.40m x 2.13m)

Fitted with modern suite comprising of: Panelled bath with shower over, pedestal wash hand basin and low level w.c. Partially tiled walls, tiled floor and window to rear.

REAR OF PROPERTY

GARDENS

The enclosed garden to the rear has been paved for easy maintenance and includes a shed.

ADMIN FEES

Admin fee £175 other fee's may apply.



LOUNGE



DINING ROOM



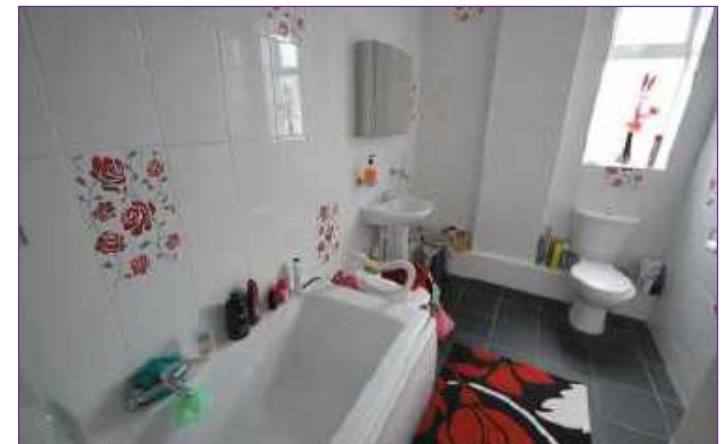
FITTED KITCHEN



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM