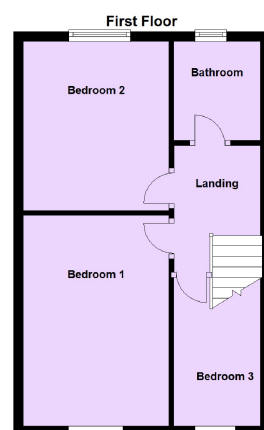


GARDENS

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, then 2nd road on the right onto Ellenbrook Road then immediate right onto Lawndale Drive.

ENERGY PERFORMANCE CERTIFICATE



£600 PCM

26 Lawndale Drive, Ellenbrook, Worsley, Manchester, M28 1EN

- 3 Bedroom Mid Mews
- Lounge, Dining Kitchen
- Guest W.C, D/ Glazing
- Gas Central Heating
- Family Bathroom
- Gardens, Unfurnished
- Off Road Parking
- Available 1st August 2014

We are pleased to offer for rental this three bedroom mid mews property, situated in a popular residential location. Within easy access of; Local amenities, schools, the A580 and the motorway links. Offered unfurnished and available 1st August 2014. NO DSS. Admin fee

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.

GROUND FLOOR

ENTRANCE HALL

GUEST W.C

0.86m x 1.78m (2'10" x 5'10")

Fitted with a low level wc and wash hand basin, tiled floor, window to front.

LOUNGE

4.88m x 4.67m (16'0" x 15'4")

Nice size room with electric fire set in feature surround, laminate flooring, window to front, stairs to first floor.

FITTED KITCHEN

4.67m x 2.59m (15'4" x 8'6")

Fitted with a range of modern wall and base units with co-ordinating worktops., gas hob with extractor over, fan assisted electric oven, washing machine and fridge (please note if these appliances break they will not be replaced). Partially tiled walls, tiled floor, window to rear and French doors leading to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

4.14m x 2.67m (13'7" x 8'9")

Double room with laminate wood flooring and window to front

BEDROOM 2

3.33m x 2.67m (10'11" x 8'9")

Double room with laminate wood flooring and window to rear

BEDROOM 3

3.18m x 1.93m (10'5" x 6'4")

Single room with laminate wood flooring and window to front.

FAMILY BATHROOM

Fitted with a modern suite comprising of panelled bath with shower over, pedestal wash hand basin and low level wc. Partailly tiled walls, tiled floor and window to rear.

GARDENS

There are gardens to both front and rear and off road parking.

ADMIN FEES

Admin fee £150 other fee's may apply.



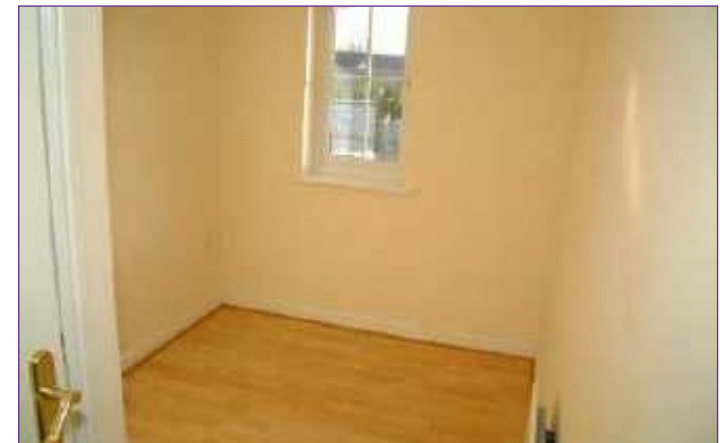
LOUNGE



FITTED KITCHEN



FAMILY BATHROOM



BEDROOM 3



BEDROOM 2



BEDROOM 1