#### **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 roundabout take 2 nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights go straight ahead onto Bolton Road, 6th left onto Algernon Road then 4th right onto Windmill Road.

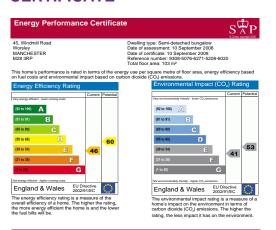
#### NOTE TO PROSPECTIVE PURCHASERS

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



	Current	Potential
Energy use	410 kWh/m² per year	304 kWh/m² per year
Carbon dioxide emissions	7.0 tonnes per year	5.2 tonnes per year
Lighting	£89 per year	£45 per year
Heating	£797 per year	£620 per year
Hot water	£107 per year	£83 per year
Based on standardised assumptions about or oronides an indication of how much it will cos- only take into account the cost of fuel and no certificate has been provided for comparative klways check the date the certificate was issue programmediations will surplus.	t to provide lighting, heating and hot t any associated service, maintenanc purposes only and enables one hom	water to this home. The fuel costs be or safety inspection. This he to be compared with another.

o see how this home can achieve its potential rating please see the recommended measures.



Whilst er endeavour to ensure our sales particulars are accurate, all i

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.



estate agents & letting agents



£149,999

# 45 Windmill Road, Walkden, Worsley, Manchester, M28 3RP

- 3 Bedroom Semi Detached
- Dorma Bungalow, D/G
- 2 Receptions, GCH
- Modern Fitted Kitchen

- Modern Family Bathroom
- Driveway & Carport
- Det Garage, No Chain
- Large Rear Garden

We are pleased to offer for rental this three bedroom semi detached dorma bungalow, situated in a popular residential location close to local amenities and access to transport links.

Larger than average rear garden (approx 85ft long). No 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





# **GROUND FLOOR**

# **ENTRANCE HALL**

# LOUNGE

6.10m x 4.93m (20'0" x 16'2")

Good size room with modern wall mounted feature fire and two windows to front. Due to the shape and size of the lounge there is scope to create a fourth bedroom downstairs.

# **ADDITIONAL LOUNGE PHOTO**

#### **DINING ROOM**

4.90m x 3.18m (16'1" x 10'5")

Nice size room with space for dining table and patio door to rear.

# MODERN FITTED KITCHEN

3.00m x 3.78m (9'10" x 12'5")

Fitted with a range of modern wall and base units with co-ordinated worktops, electric oven and hob with extractor over, integrated fridge and freezer, space for washing machine. Partially tiled walls, tiled floor, window to side, window and door to rear.

# **ADDITIONAL KITCHEN PHOTO**

# FIRST FLOOR

# **LANDING**

Loft access.

# BEDROOM 1

3.18m x 4.42m (10'5" x 14'6")

Double room with window to front.

## BEDROOM 2

3.18m x 2.62m (10'5" x 8'7")

Nice size room with window to rear.

# **BEDROOM 3**

2.77m x 2.62m (9'1" x 8'7")

Single room with window to rear.

# **MODERN BATHROOM**

1.91m x 2.08m (6'3" x 6'10")

Fitted with a suite comprising of: Whirlpool bath with shower mixer taps, pedestal hand wash basin and low level w.c. Fully tiled walls and tiled floor, window to side.

## **GARDENS**

The garden to front is laid to lawn with planted borders, a driveway to the side with carport leading to the carport and detached garage. There is a large garden to rear which is mainly laid to lawn with a paved patio and paved seating area. The rear garden is approx



**LOUNGE** 





**DINING ROOM** 



ADDITIONAL LOUNGE PHOTO



**BEDROOM 1** 



**ADDITIONAL KITCHEN PHOTO** 



**BEDROOM 3** 



MODERN BATHROOM