

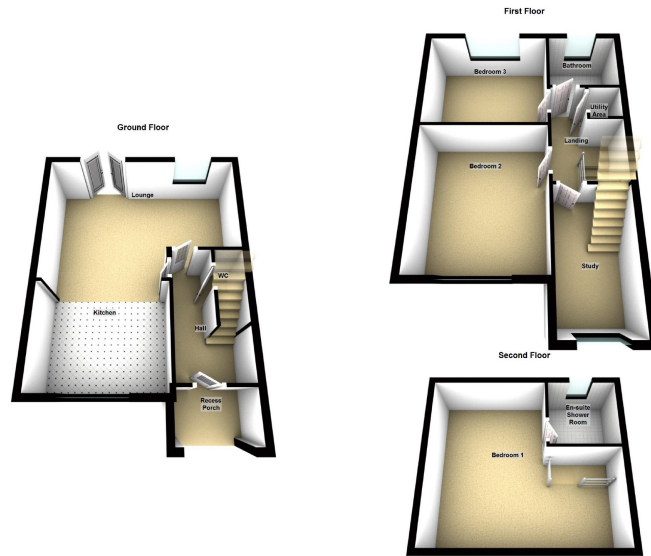
GARDENS



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.'

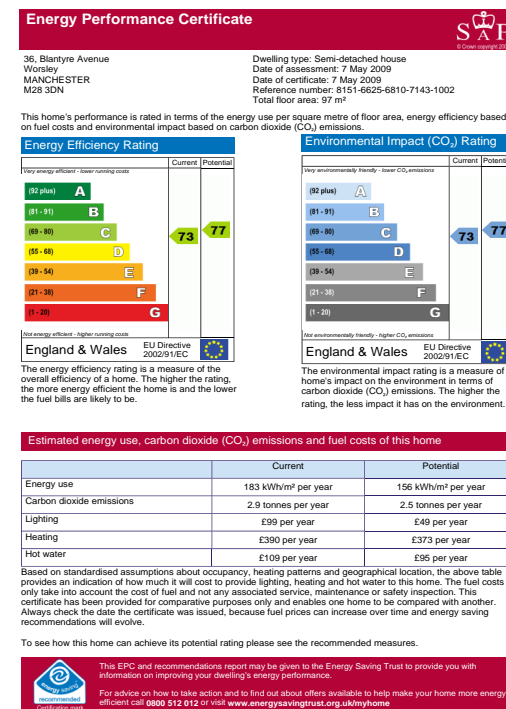
Please type or click this weblink to see interactive floor plans <http://view.planup.co.uk/>



LOCATION

From our office on Newearth Road towards Walkden, at roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road (staying in the left hand lane) at lights go straight ahead then take the 3rd right onto Blantyre Avenue.

ENERGY PERFORMANCE CERTIFICATE



Russell James

estate agents & letting agents



Reduced to £165,000

36 Blantyre Avenue, Walkden, Worsley, Manchester, M28 3DN

- 3 Double Bed Semi Det
- Over 3 Floors, Gch, D/g
- Modern Dining Kitchen
- Lounge, Study Area
- Mod Bathroom & En-Suite
- Guest w.c, Alarm
- Gardens Driveway
- Spacious Family Home

We are pleased to offer for sale this very well presented, three double bedroom semi detached family home, set over three floors, situated within easy access of: local schools, amenities and transport links. An internal viewing is essential to fully appreciated.

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 is 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.

Russell James Estate Agents Limited

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GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

GUEST W.C.

5'1 x 3'8 (1.55m x 1.12m)

Fitted with a pedestal wash hand basin and low level w.c. Partially tiled walls.

LOUNGE

10'9 x 15'7 (3.28m x 4.75m)

Nice size room with laminate wood flooring, window to rear and French doors to rear.

MODERN DINING KITCHEN

13'5 x 9'0 (4.09m x 2.74m)

Fitted with a range of modern wall and base units with co-ordinating worktops, electric double oven, gas hob with feature extractor over, 1.5 bowl sink, integrated fridge/freezer and dishwasher. Space for dining table, partially tiled walls, laminate wood flooring and window to front.

DINING AREA

Space for dining table.

LANDING

Cupboard with space for washing machine and shelving for extra storage.

BEDROOM 2

11'7 x 9'2 (3.53m x 2.79m)

Double room with modern sliding wardrobe doors to re-cess giving extra storage and window to front.

BEDROOM 3

11'0 x 9'2 (3.35m x 2.79m)

Double room with modern sliding wardrobe doors to re-cess giving extra storage and window to rear.

MODERN FAMILY BATHROOM

8'1 x 6'3 (2.46m x 1.91m)

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 walls and window to rear.

STUDY AREA

Window to side and stairs to second floor.

SECOND FLOOR

BEDROOM 1

15'5 x 15'9 (4.70m x 4.80m)

Double room with modern fitted wardrobes and two Velux windows. Door to:

MODERN EN SUITE

6'7 x 6'6 (2.01m x 1.98m)

Fitted with a modern suite comprising of: shower cubicle, pedestal wash hand basin and low level w.c. Partially tiled walls, tiled floor and Velux window.

REAR OF PROPERTY

GARDENS

The garden to the front is laid to lawn with a driveway for off road parking and a gate giving access to the rear garden. To the rear the enclosed garden is mainly laid to lawn with planted borders and two decked seating area's.



LOUNGE



MODERN DINING KITCHEN



DINING AREA



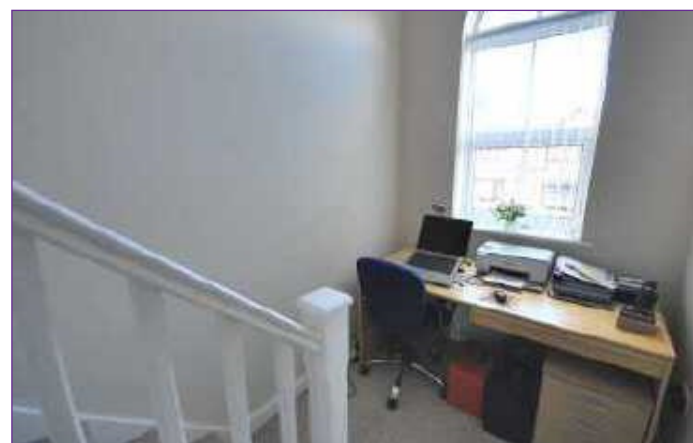
BEDROOM 2



BEDROOM 3



MODERN FAMILY BATHROOM



STUDY AREA



BEDROOM 1