

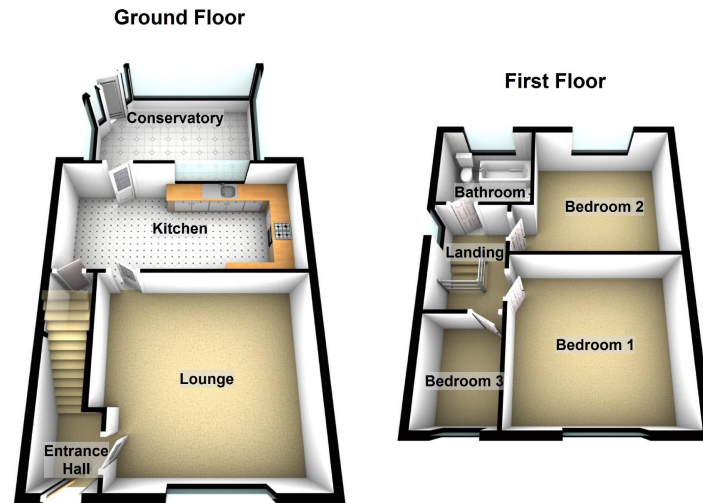
GARDENS



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 Newarth Road proceed towards Walkden, at roundabout take 1st exit onto Hilton Lane, at lights turn left onto Manchester Road East, 3rd right onto Pemberton Way which joins Eastham Way, follow the road along take 5th left onto Claermont Drive then right onto Burns Road.

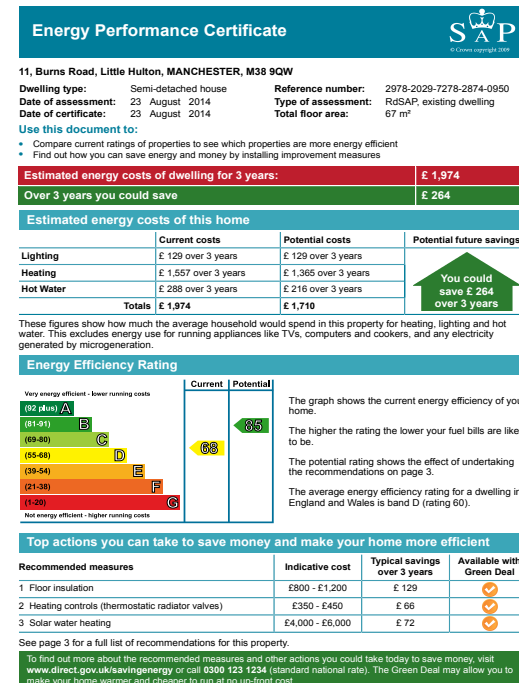
NOTE TO PROSPECTIVE PURCHASERS

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



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Russell James

estate agents & letting agents



£90,000

11 Burns Road, Little Hulton, Manchester, M38 9QW

- 3 Bedroom Semi Det
- Lounge, Dining Kitchen
- Conservatory, Alarm
- GCH, Double Glazing
- Family Bathroom
- Courtyard Rear Garden
- Driveway, No Chain
- 2 Detached Garages

We are pleased to offer for sale this three bedroom semi detached family home, with conservatory and two detached garages. Situated within easy access of; Local schools, amenities and transport links for those looking to commute. Viewing essential.

Russell James Estate Agents Limited

242 Newarth 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

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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.

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

LOUNGE

10'10 x 13'9 (3.30m x 4.19m)

With living flame gas fire set in a feature Italian marble fire surround with mantle and hearth, dado rail and window to front aspect.

FITTED KITCHEN

8'9 x 16'4 (2.67m x 4.98m)

Fitted with a range of wall and base units with double sink and co-ordinating worktops,, spaces for electric cooker,, washing machine and fridge/freezer. Window to rear. Open to:

DINING AREA

Space for dining table, access to under-stairs storage window to rear and door to conservatory.

CONSERVATORY

6'4 x 11'9 (1.93m x 3.58m)

With tiled floor and door to rear of property

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

11'9 x 11'4 (3.58m x 3.45m)

Double room with window to front.

BEDROOM 2

8'10 x 8'8 (2.69m x 2.64m)

Double room with window to rear.

BEDROOM 3

7'10 x 6'10 (2.39m x 2.08m)

Single room with window to front.

FAMILY BATHROOM

4'11 x 8'3 (1.50m x 2.51m)

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

GARDENS

The garden to the front has a lawned area and ornate printed concrete driveway with double gates giving access to further off road parking and the two garages to the rear, giving ample off road parking to the property. The courtyard style garden to the rear and has two detached garages, one being used as a workshop and for storage.. Both garages have power and lighting.

REAR OF PROPERTY



LOUNGE



FITTED KITCHEN



DINING AREA



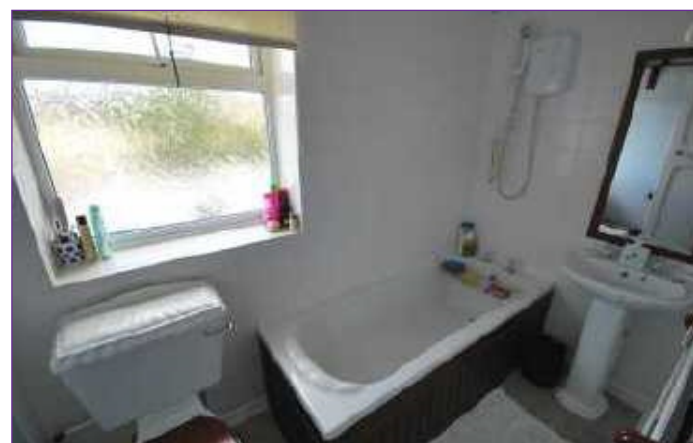
CONSERVATORY



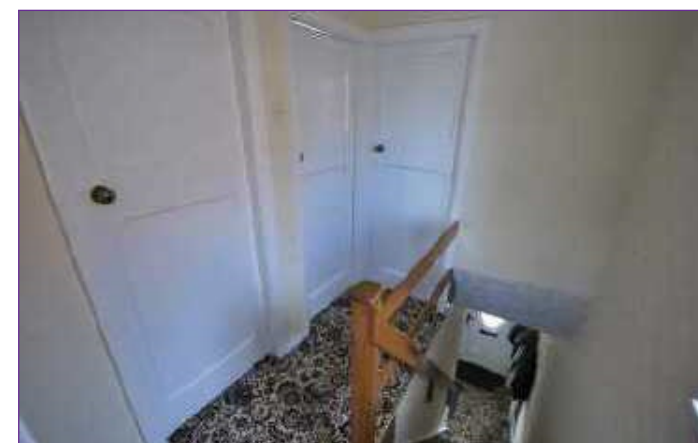
BEDROOM 1



BEDROOM 2



FAMILY BATHROOM



LANDING