

## 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 Manchester Road proceed towards the roundabout, take 1st exit onto Bolton Road, follow the road along to 2nd set of main lights (junction of Station Road) go straight ahead, then 2nd left onto Mossfield Road, 4th right onto Carlisle Street, then 2nd left onto Brindley Street.

## ENERGY PERFORMANCE CERTIFICATE



**£95,000**

**7 Brindley Street, Swinton, Manchester, M27 6FS**

- 3 Bedroom Mid Quasi
- Lounge, Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Family Bathroom
- Gardens & Driveway
- Ideal Buy To Let
- No Onward Chain

**We are pleased to offer for rental this three bedroom mid quasi. Situated within easy access of; Local schools, amenities and the motorway network. Ideal as a buy to let with tenant in situ. Viewing highly recommended.**

### 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

With access to storage cupboard and laminate wood flooring.

### LOUNGE

15'9 x 12'0 (4.80m x 3.66m)

Nice size dual aspect room with electric fire set in surround with mantle and hearth, laminate wood flooring, access to under-stairs storage, windows to both front and rear.

### MODERN FITTED KITCHEN

9'0 x 11'1 (2.74m x 3.38m)

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven and hob with chimney style extractor over, spaces for washing machine and fridge. Partially tiled walls and window to rear.

## FIRST FLOOR

### LANDING

### BEDROOM 1

7'10 x 14'11 (2.39m x 4.55m)

Double room with coving and two windows to rear.

### BEDROOM 2

9'6 x 10'11 (2.90m x 3.33m)

Double room with coving and window to rear.

### BEDROOM 3

8'5 x 8'3 (2.57m x 2.51m)

Single room with coving and window to front.

### FAMILY BATHROOM

6'1 x 6'10 (1.85m x 2.08m)

Fitted with a suite comprising of: bath with electric shower over, pedestal wash hand basin and low level w.c. Fully tiled walls, tiled floor and window to front.

### GARDEN

There is a garden to the front with a driveway for off road parking. The garden to the rear is laid to lawn with planted borders and a patio area.

### REAR OF PROPERTY

### ADMI FEES

Admin fee £175 other fee's may apply

