

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

ENERGY PERFORMANCE CERTIFICATE



£165,000

113 Newearth Road, Ellenbrook, Worsley, Manchester, M28 7UP

- 3/4 Bedroom Semi Detached
- 3/4 Reception Rooms
- Fitted Kitchen, Alarm
- Guest W.C, Gch, D/G
- Alarm, Family Bathroom
- Gardens, Large Driveway
- Offered Unfurnished
- Available Immediately

We are pleased to offer for rental this spacious three/four bedroom semi detached family home, situated in a popular location. Within easy access of; Local schools, amenities and the A580. Unfurnished and available immediately. No DSS or dogs.

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

ENCLOSED PORCH

Laminate wood flooring.

ENTRANCE HALL

LOUNGE

7.57m x 3.58m (24'10" x 11'9")

Spacious room with gas fire set in feature surround with mantle and hearth, coving and bow window to front. Double doors to play room.

ADDITIONAL LOUNGE PHOTO

PLAY ROOM

2.90m x 2.74m (9'6" x 9'0")

With coving, laminate wood flooring and patio door to rear.

MODERN FITTED KITCHEN

5.61m x 2.18m (18'5" x 7'2")

Fitted with a range of modern wall and base units with granite worktops and splashbacks, electric oven and hob with feature extractor, feature sink, spaces for washing machine and American fridge/freezer. Laminate wood flooring and window to rear. Open to:

DINING ROOM

2.62m x 2.72m (8'7" x 8'11")

Space for dining table, laminate wood flooring and window to rear.

GUEST W.C

1.27m x 1.24m (4'2" x 4'1")

Fitted with a wash hand basin and low level w.c. Partially tiled walls and laminate wood flooring.

FAMILY ROOM / BEDROOM 4

3.73m x 2.87m (12'3" x 9'5")

Double room (currently used as a bedroom and study) with coving, laminate wood flooring and bow window to front.

FIRST FLOOR

LANDING

BEDROOM 1

4.39m x 2.77m to robes (14'5" x 9'1" to robes)

Double room with fitted wardrobes and bow window to front.

BEDROOM 2

3.18m x 2.77m to robes (10'5" x 9'1" to robes)

Double room with fitted wardrobes, loft access and window to rear.

BEDROOM 3

2.79m x 2.31m (9'2" x 7'7")

Single room with window to front.

MODERN FAMILY BATHROOM

2.34m x 2.54m (7'8" x 8'4")

Fitted with a modern suite comprising of: panelled bath with shower over, shower screen, feature sink and low level w.c. Fully tiled walls, spot lights, T&G to ceiling, tiled floor and window to rear.

GARDENS

To the front has been mainly paved giving ample off road parking with a small lawned area and planted borders. The garden to the rear is mainly laid to lawn with planted borders and bed and a paved patio area.

FLOOR PLAN GROUND FLOOR

FLOOR PLAN FIRST FLOOR

LOCATION

From our office on Newearth road, turn left and the property is further along on right hand side.

