

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 continue towards and turning left onto the East Lancashire Road (A580), continue along the A580 until the Pendleton Roundabout taking the first junction onto Broughton Road (A576) which later becomes Cromwell Road, continue until the roundabout, taking the 3rd exit remaining on Cromwell Road, at the next set of traffic lights turn left onto Lower Broughton Road and the property is further along on the left handside just after The Cliff training ground.

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.

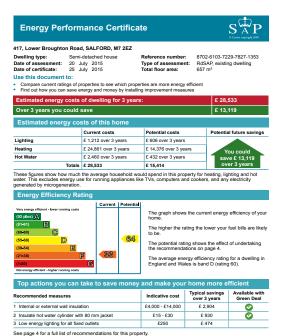


Whilst er endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin or error.

Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order.



ENERGY PERFORMANCE CERTIFICATE







Reduced to £850,000

417 Lower Broughton Road, Salford, M7 2EZ

- 6 Bedroom Semi Detached
- 3 Reception Rooms
- Breakfast Kitchen
- 3 Bathrooms

We are pleased to offer for sale this extensive six bedroom family home, set over four floors with a large indoor heated swimming pool, sauna, gym and sun terrace. The property has to be viewed for the space it offers to be fully appreciated. Offered with NO CHAIN

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- Indoor Swimming Pool
- Sauna and Gym room
- Snooker and Bar room
- Sun Terrace, Garden

PORCH

ENTRANCE HALL

19'2 x 8'1 (5.84m x 2.46m) Large entrance hall with cornice and ornate balustrade.

LOUNGE 17'11 x 18'10 (5.46m x 5.74m) Spacious room with gas fire, brick feature wall, coving and patio doors leading to sun deck balcony.

SITTING ROOM 19'4 x 15'2 (5.89m x 4.62m) Good size room with dado rail, coving and box window to front.

DINING ROOM 15'10 x 11'6 (4.83m x 3.51m) Nice size room with space for dining table, coving and patio door leading to sun deck balcony.

BREAKFAST KITCHEN 13'3 x 12'4 (4.04m x 3.76m) Fitted with a range of wall, display and base units with co-ordinating worktops, electric double oven, gas hob with extractor over, 1.5 bowl sink, integrated dishwasher and fridge/freezer. Breakfast bar, tiled walls, tiled floor and window to rear.

UTILITY ROOM 13'1 x 8'8 (3.99m x 2.64m) Fitted with a range of wall and base units with co-ordinating worktops with sink, spaces for fridge/freezer, washing machine and dryer. Window to rear.

GUEST W.C. Fitted with a: pedestal wash hand basin and low level w.c. Tiled walls.

BASEMENT

BAR 33'9 x 16'9 (10.29m x 5.11m) Large room with a range of fitted seating, bar and tiled floor.

SNOOKER ROOM 21'0 x 32'8 (6.40m x 9.96m)

Very spacious room with central light unit, four windows and patio door to side, two windows and patio door to swimming pool.

SWIMMING POOL Stunning pool room with large heated pool, tiled floor and access to the garden.

GYM ROOM 17'9 x 12'11 (5.41m x 3.94m) With fitted storage units, Sauna, spot lights, tiled floor and door to swimming pool.

SHOWER ROOM Fitted with a: shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls.

FIRST FLOOR

LANDING

BEDROOM 1 18'2 x 17'9 (5.54m x 5.41m) Double room with fitted wardrobes, windows to front and side.

DRESSING AREA 12'6 x 7'0 (3.81m x 2.13m) With a range of fitted furniture and wardrobes. Two windows to side. Access to en-suite.

EN-SUITE BATHROOM 11'2 x 8'3 (3.40m x 2.51m) Fitted with a suite comprising of: shower cubicle, corner bath with telephone style mixer taps, pedestal wash hand basin, bidet and low level w.c. Tiled walls and window to rear.

BEDROOM 2 9'3 x 13'0 (2.82m x 3.96m) Double room with dado rail and window to rear.

BEDROOM 3 10'8 x 14'2 (3.25m x 4.32m) Double room with coving and window to front, leading to Bedroom 4.

BEDROOM 4 8'10 x 13'0 (2.69m x 3.96m) Nice size single room with window to front.

FAMILY BATHROOM

12'7 x 7'2 (3.84m x 2.18m) Fitted with a suite comprising of: shower cubicle, corner bath with telephone style mixer taps, pedestal wash hand basin, bidet and low level w.c. Tiled walls and window to rear.



LOUNGE



SITTING ROOM



BREAKFAST KITCHEN





SWIMMING POOL



DINING ROOM



SNOOKER ROOM



BEDROOM 1