

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 Newearth Road proceed towards Walkden, at roundabout take 1st exit onto Hilton lane, at lights turn left onto Manchester Road East, then 2nd right onto Bridgewater Street.

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.

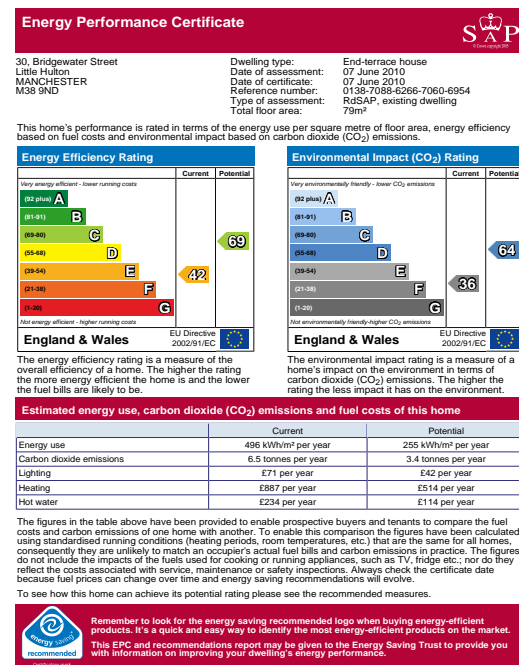
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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 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.

ENERGY PERFORMANCE CERTIFICATE



Russell James

estate agents & letting agents



£475 PCM

30 Bridgewater Street, Little Hulton, Manchester, M38 9ND

- 2 Bedroom End Terrace
- 2 Reception Rooms
- Fitted Kitchen, D/Glazing
- Gas Central Heating
- Modern Family Bathroom
- Gardens, Part Furnished

We are pleased to offer for rental this two bedroom end terrace. Situated within easy access of; Local schools, amenities and transport links. Offered part furnished and available immediately - Restriction No Dogs. DSS considered. Admin fee £150 other fee's may apply

Russell James Estate Agents Limited

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GROUND FLOOR

ENTRANCE HALL

With laminate wood flooring and stairs to first floor.

LOUNGE

13'9 x 10'8 (4.19m x 3.25m)

Nice size room with hole in wall feature to chimney breast, coving, laminate wood flooring and window to front

DINING ROOM

14'3 x 11'8 (4.34m x 3.56m)

Good size room with space for dining table, gas fire, coving, access to under-stairs storage, laminate wood flooring and window to rear.

FITTED KITCHEN

13'9 x 10'8 (4.19m x 3.25m)

Galley style kitchen fitted with a range of wall and base units with co-ordinating worktops, circular sink, electric cooker, spaces for fridge/freezer and washing machine. Partially tiled walls, T&G to ceiling, spot lights, laminate wood flooring, window to rear, window and door to side.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

14'0 x 14'2 (4.27m x 4.32m)

Double room with coving, built-in storage cupboard, coving and window to front.

BEDROOM 2

11'7 x 8'2 (3.53m x 2.49m)

Good size single room with coving, laminate wood flooring and window to rear.

MODERN SHOWER ROOM

8'5 x 5'9 (2.57m x 1.75m)

Fitted with a modern suite comprising of: Double shower cubicle, pedestal wash hand basin and low level w.c. Partially tiled walls, feature radiator, spot lights, laminate wood flooring and window to side.

REAR OF PROPERTY

GARDEN

To the rear is yard with planted border and bed, which is not overlooked and is directly next to the local primary school

ADMIN FEES

Admin fee £150 other fee's may apply



LOUNGE



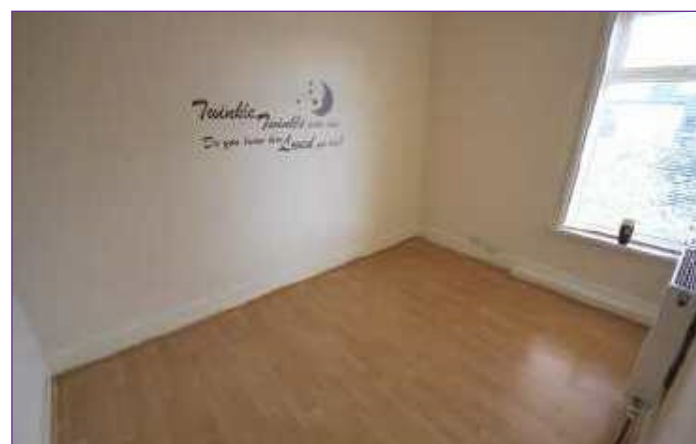
DINING ROOM



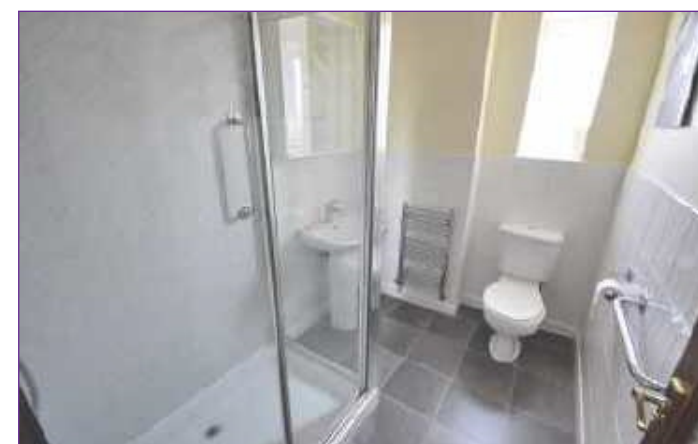
FITTED KITCHEN



BEDROOM 1



BEDROOM 2



MODERN SHOWER ROOM