

## 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 2nd exit onto Bridgewater Road, further along bear right onto Westminster Road, at the end cross Memorial Road and the property is further along on the left at the corner of Westminster Road and Hodge 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.



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 or 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



**£525 PCM**

**13 Hodge Road, Walkden, Worsley, Manchester, M28 3AU**

- 2 Bedroom Apartment
- Situated On Ground Floor
- Lounge, Modern Kitchen
- Electric Heating, D/Glazing
- Modern Family Bathroom
- Off Road Parking
- Offered Unfurnished
- Available Immediately

**We are pleased to offer for rental this two double bedroom ground floor apartment with private entrance. Situated within easy access of; Walkden Town Centre with all its amenities Offered unfurnished and available immediately. Admin fee £175, other fee's may apply. NO**

Russell James Estate Agents Limited

242 Newearth 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

Email: [info@russell-james.com](mailto:info@russell-james.com) Web: [www.russell-james.com](http://www.russell-james.com) [www.russell-james.co.uk](http://www.russell-james.co.uk)

## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

22'0 x 12'5 (6.71m x 3.78m)

Laminate wood flooring, box window to front, open plan to:

### MODERN FITTED KITCHEN

10'5 x 9'9 (3.18m x 2.97m)

Fitted with a range of modern wall and base units with granite worktops, built in microwave, double oven, electric hob with extractor over, integrated washer/dryer, dishwasher and fridge/freezer. Partially tiled walls, laminate wood flooring and window to rear.

### BEDROOM 1

10'7 x 9'9 (3.23m x 2.97m)

Double room with fitted wardrobes, laminate wood flooring and window to front.

### BEDROOM 2

9'9 x 8'7 (2.97m x 2.62m)

Double room with laminate wood flooring, window to rear, double door to wardrobe.

### MODERN FAMILY BATHROOM

8'3 x 7'2 (2.51m x 2.18m)

Fitted with a bathroom suite comprising of: panelled bath, pedestal wash basin, separate shower cubicle and low level w.c. Partially tiled walls and tiled floor. Window to side.

### GARDENS

### ADMIN FEE

Admin fee £175, other fee's may apply.



LOUNGE



MODERN FITTED KITCHEN



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM