

## 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 the A580, at roundabout go straight ahead, at lights turn left, at 3rd set of lights turn left and then left onto Partington Lane, at lights go straight ahead onto Station Road, take 7th left onto Lees Street. At the end turn left onto Mossfield Road, 1st right onto Carlisle Street, 4th left onto Hinchley Way, then your 1st left onto Watton Close.

### 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.

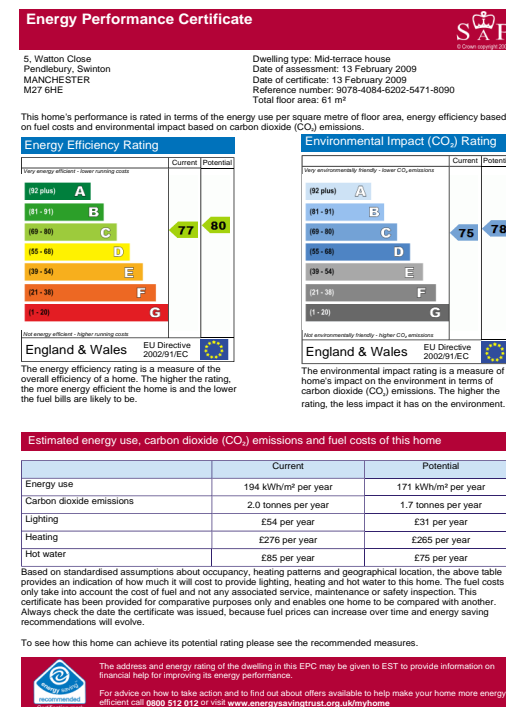
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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 is 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



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Russell James

estate agents & letting agents



**Reduced to £124,950**

**5 Watton Close, Swinton, Manchester, M27 6HE**

- 2 Bedroom Mid Mews
- Lounge, Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Family Bathroom
- Gardens, Driveway
- To View 0161 790 8877
- Buy To Let With Tenant

We are pleased to offer for sale this two double bedroom mid mews property. Situated in a popular location, within easy access of; Local schools, amenities and the motorway network. Ideal for a buy to let with tenant in place. Viewing recommended.

Russell James Estate Agents Limited

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## GROUND FLOOR

### ENTRANCE HALL

### FITTED KITCHEN

9'9 x 8'2 (2.97m x 2.49m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven, gas hob with extractor over, 1.5 bowl sink, spaces for washing machine, fridge and fridge/freezer. Partially tiled walls, laminate wood flooring and window to front.

### LOUNGE

13'11 x 12'0 (4.24m x 3.66m)

Gas fire set on fire surround with mantle and hearth, coving, laminate wood flooring and window to rear.

## FIRST FLOOR

### LANDING

### BEDROOM 1

10'2 x 12'0 (3.10m x 3.66m)

Double room airing cupboard, loft access and window to front.

### BEDROOM 2

7'7 x 12'0 (2.31m x 3.66m)

Double room with window to rear.

### FAMILY BATHROOM

5'10 x 5'10 (1.78m x 1.78m)

Fitted with a suite comprising of: panelled bath with shower over, pedestal wash hand basin and low level w.c. Partially tiled walls and tiled floor.

### GARDENS

To the front is a small lawned area and off road parking. The garden to the rear is mainly laid to lawn with a patio area.



LOUNGE



FITTED KITCHEN



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM