

## 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 <http://www.vebra.com/property/2271/25692583>

## LOCATION

From our office on Newearth Road proceed towards the A580, at roundabout take 2nd exit onto Ellenbrook Road, at next roundabout take 2nd exit onto Bridgewater Road, at end turn right onto Mosley Common Road, then 2nd right onto St Johns Road, then left onto Highfield Avenue.

### 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.

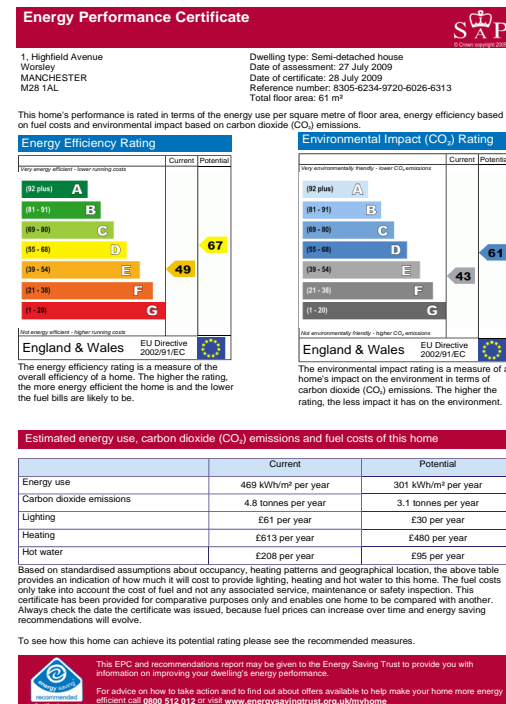
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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 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



*Offers over £115,000*

**1 Highfield Avenue, Mosley Common, Worsley, Manchester,**

- 2 Bedroom Semi Detached
- Lounge, Dining Area
- Modern Fitted Kitchen
- GCH, Double Glazing
- Modern Family Bathroom
- Gardens, Driveway, Alarm
- Ideal First Time Buy
- To View 0161 7908877

We are pleased to offer for sale this two double bedroom semi detached family home, situated within easy access of; Local schools, amenities and transport links for those looking to commute. Ideal for a first time buyer. Viewing highly recommended.

Russell James Estate Agents Limited

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## GROUND FLOOR

### ENTRANCE HALL

### LOUNGE

13'1 x 11'11 (3.99m x 3.63m)

Wall mounted modern electric fire to chimney breast, coving and window to front.

### MODERN FITTED KITCHEN

8'11 x 15'1 (2.72m x 4.60m)

Fitted with a range of modern wall and base units with complimentary worktops, electric oven and hob with feature extractor over, 1.5 bowl sink, spaces for washing machine and fridge/freezer. Partially tiled walls, coving, laminate wood flooring, under-stairs storage and two windows to rear. Open to:

### DINING AREA

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

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'3 x 15'0 (3.43m x 4.57m)

Double room with built-in wardrobes and window to window.

### BEDROOM 2

11'0 x 9'1 (3.35m x 2.77m)

Double room with window to rear.

### MODERN FAMILY BATHROOM

8'3 x 5'7 (2.51m x 1.70m)

Fitted with a modern suite comprising of: feature bath with mixer tap shower and shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls with feature tiles, feature radiator, loft access and window to rear.

### REAR OF PROPERTY

### GARDENS

The garden to the front allows for off road parking and a gate giving access to the side and rear. To the rear the garden is mainly laid to laid with planted borders.



LOUNGE



MODERN FITTED KITCHEN



DINING AREA



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM