

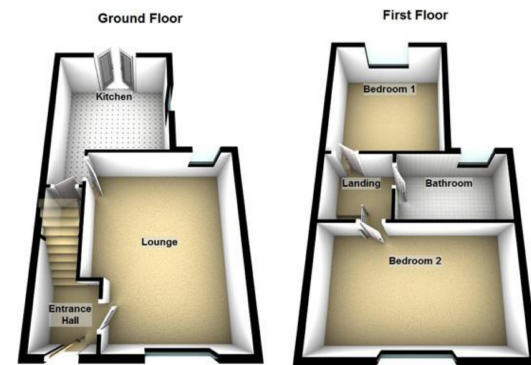
GARDENS



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.'

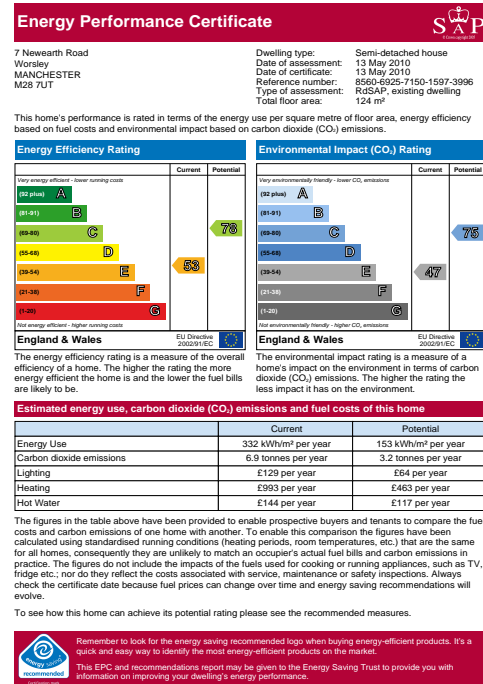
Please type or click this weblink to see interactive floor plans



LOCATION

From our office on Newearth Road proceed towards Walkden and the property is further along on the right hand side.

ENERGY PERFORMANCE CERTIFICATE



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.



£129,995

7 Newearth Road, Walkden, Worsley, Manchester, M28 7UT

- 2 Bedroom Semi Detached
- Lounge, Alarm
- Modern Dining Kitchen
- GCH, Double Glazing
- Modern Family Bathroom
- Workshop/ Study
- Gardens Front & Rear
- Driveway, No Chain

We are pleased to offer for sale this two double bedroom semi detached family home with study/workshop. Situated within easy access of; Local schools, amenities and the A580. Offered with the added benefit of having no chain.



GROUND FLOOR

ENTRANCE HALL

With laminate wood flooring,

LOUNGE

15'9 x 12'4 (4.80m x 3.76m)

Nice size room with mantle and hearth to chimney breast, coving, laminate wood flooring and window to front.

MODERN DINING KITCHEN

13'7 x 9'8 (4.14m x 2.95m)

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven and gas hob, integrated dish washer and washing machine, space for fridge/freezer and double Belfast sink. Partially tiled walls, spot lights, laminate wood flooring, under-stairs storage, window to side.

DINING AREA

Space for dining table, laminate wood flooring and French doors to rear garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

13'9 x 9'6 (4.19m x 2.90m)

Double room with window to rear.

BEDROOM 2

8'1 x 15'6 (2.46m x 4.72m)

Double room with laminate wood flooring and window to front.

MODERN FAMILY BATHROOM

9'1 x 6'7 (2.77m x 2.01m)

Fitted with a modern suite comprising of, panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls, extractor, feature radiator and window to rear.

GARDEN

To the front garden there are stones planted beds, a space for off road parking and a gate giving access to the rear. The garden to the rear is mainly laid to lawn with a brick workshop and paved patio area.

STUDY/WORK SHOP

Currently used as an art studio with power and light. Door and window to side.

REAR OF PROPERTY



LOUNGE



MODERN DINING KITCHEN



DINING AREA



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM