

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

ENERGY PERFORMANCE CERTIFICATE



Offers over £140,000

14 Harrier Close, Ellenbrook, Worsley, Manchester, M28 7AH

- 2 Bedroom Semi Detached
- Lounge, Dining Kitchen
- Conservatory
- Gch, Cul de Sac Location
- Double Glazing
- Gardens, Parking To Front
- No Chain
- Sought After Location

We are pleased to offer for sale this two bedroom semi detached property, situated in a cul de sac position, in a sought after residential location, within easy access of local schools amenities and the A580. NO CHAIN.

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.

GROUND FLOOR

ENTRANCE HALL

Window to side, door to:

LOUNGE

4.55m x 3.89m (14'11" x 12'9")

Electric fire set in modern feature fire surround, laminate wood flooring, window to front, stairs to first floor, door to:

FITTED KITCHEN

3.86m x 2.67m (12'8" x 8'9")

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven, gas hob with extractor over, washing machine, dishwasher, freezer and fridge. Partially tiled walls, laminate wood flooring, window to rear.

DINING AREA

Space for dining table, double door to conservatory, open plan to kitchen, door to storage cupboard.

CONSERVATORY

3.38m x 3.48m (11'1" x 11'5")

With laminate wood flooring and double door to garden.

FIRST FLOOR

LANDING

BEDROOM 1

3.89m x 2.72m (12'9" x 8'11")

Double room with window to rear.

BEDROOM 2

3.89m x 2.90m (12'9" x 9'6")

Double room with two windows to front. Airing cupboard.

FAMILY BATHROOM

1.93m x 1.85m (6'4" x 6'1")

Fitted with a suite comprising of: panelled bath with shower over, wash hand basin set in vanity unit and low level w.c. Partially tiled walls, window to side

GARDENS

To the front there is a lawn and a driveway for off road parking. The garden to the rear has been paved for easy maintenance.



LOUNGE



DINING AREA



FITTED KITCHEN



CONSERVATORY



BEDROOM 1



BEDROOM 2