

estate agents & letting agents

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.'

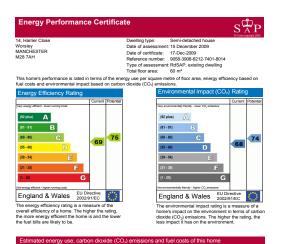
Please type or click this weblink to see interactive floor plans



LOCATION

From our offices on Newearth Road proceed towards the A580, 3rd left onto Longwall Avenue, 4th left onto Ellerbeck Crescent, once on Ellerbeck Crescent take 2nd left onto Greylag Crescent, then 2nd left onto Harrier Close.

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.

To see how this home can achieve its potential rating please see the recommended measures. Remember to took for the energy saving recommended upon when buying energy efficient products. It's a quick and easy way to lentify the most energy efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with

Property budsman SALES Approved code

Whilst er 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.



£550 PCM

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

- 2 Bedroom Semi Detached
- Lounge, Dining Kitchen
- Fitted Kitchen
- Conservatory, GCH

- Double Glazing
- Gardens, Parking To Front
- Offered Unfurnished
- Available 13th Jan 2014

We are pleased to offer for rental this two bedroom semi detached property, situated on a cul de sac, in a sought after residential location, within easy access of local schools amenities and the A580. Unfurnished and available 13th Jan. Admin fee £150 other fee's may apply. No DSS

Russell James Estate Agents Limited

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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 PLEASE NOTE IF ANY OF THESE ITEMS BREAK THEY WILL NOT BE REPLACED. 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.



CONSERVATORY



FITTED KITCHEN



DINING AREA



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM