

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 Manchester Road proceed towards the roundabout, taking 1st exit onto Bolton Road, (at main lights at Agecroft road) go straight ahead, at next main lights turn left onto Station Road, 4th right onto Sefton Road then 3rd left onto Warwick Street.

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.

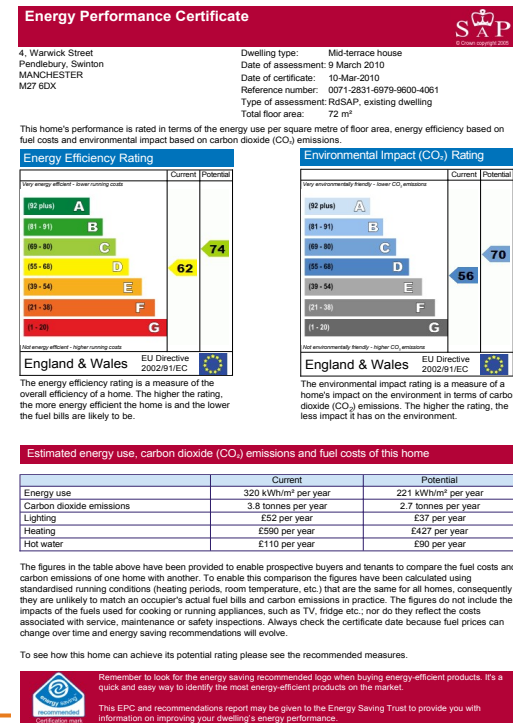


Whilst we endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin of error.

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



Russell James

estate agents & letting agents



£85,000

4 Warwick Street, Swinton, Manchester, M27 6DX

- 2 Bedroom Mid Terrace
- Lounge, Dining Kitchen
- Gas Central Heating
- Double Glazing
- Yard To Rear
- Close To Transport Links
- Ideal For 1st Time Buyer
- No Onward Chain

We are pleased to offer for sale this two bedroom garden fronted mid terrace property, situated within easy access to Swinton Town Centre, the train station and the A580. Ideal for a first time buyer. No onward chain.

Russell James Estate Agents Limited

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GROUND FLOOR

VESTIBULE

Door to:

LOUNGE

4.37m x 4.27m (14'4" x 14'0")

With fire surround and window to front.

FITTED DINING KITCHEN

4.37m x 3.53m (14'4" x 11'7")

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven, gas hob, spaces for washing machine and fridge/freezer. Space for dining table, partially tiled walls, laminate wood flooring, window to rear, door to under-stairs cupboard.

FIRST FLOOR

LANDING

BEDROOM 1

4.32m x 4.27m (14'2" x 14'0")

Double room with laminate wood flooring and window to front.

BEDROOM 2

3.56m x 2.08m (11'8" x 6'10")

Single room with laminate wood flooring, built-in cupboard and window to rear.

FAMILY BATHROOM

2.97m x 2.11m (9'9" x 6'11")

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

GARDENS

There is a small garden to the front and a paved yard to the rear.

REAR OF PROEPRTY

YARD



LOUNGE



FITTED DINING KITCHEN



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM