

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, at roundabout take 3rd exit onto Park Road then 3rd right onto Brindley 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.

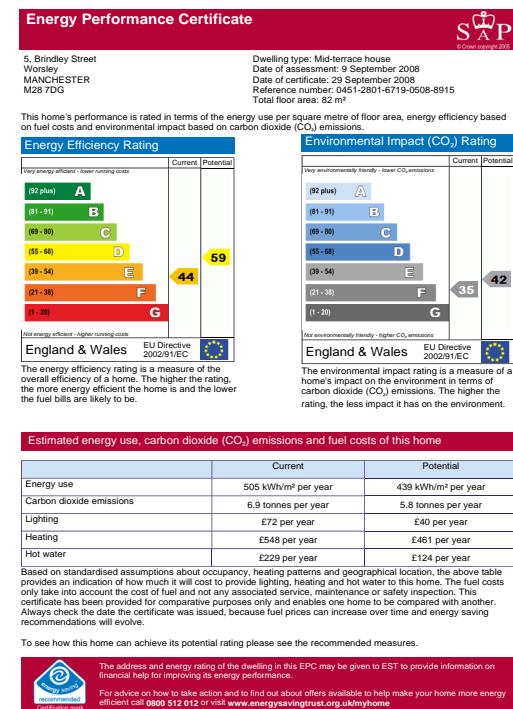
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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 is 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



£595 PCM

5 Brindley Street, Walkden, Worsley, Manchester, M28 7DG

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Modern Fitted Kitchen
- GCH, Double Glazing
- Modern Family Bathroom
- Garden, Woodland Views
- Offered Unfurnished
- Available Immediately

We are pleased to offer for rental this modern two bedroom mid terrace with two reception rooms. Situated within easy access of; Local school, amenities, Walkden train station and the A580. Offered unfurnished and available immediately. NO DSS or dogs. Admin fee £175

Russell James Estate Agents Limited

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VESTIBULE

LOUNGE

13'2 x 14'5 (4.01m x 4.39m)

Wood burner stove set in hole in wall feature to chimney breast, Parquet flooring and window to front.

DINING ROOM

10'2 x 14'5 (3.10m x 4.39m)

Good size room with space for dining table, Parquet flooring, stairs to first floor with spindled balustrade, under-stairs-stairs storage and window to rear.

MODERN FITTED KITCHEN

15'0 x 7'5 (4.57m x 2.26m)

Fitted with a range of modern wall and base units with complimentary worktops, Range cooker with feature extractor over, 1.5 bowl sink, spaces for washing machine and fridge/freezer. Partially tiled walls, feature radiator, tiled floor, vaulted ceiling with two Velux windows, window to side and Barn door to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

13'3 x 14'5 (4.04m x 4.39m)

Double room with fitted wardrobe and window to front.

BEDROOM 2

13'1 max x 7'8 (3.99m max x 2.34m)

Nice size single room with window to rear.

MODERN FAMILY BATHROOM

7'3 x 6'4 (2.21m x 1.93m)

Fitted with a modern suite comprising of: feature bath with rain head shower over shower screen, wall mounted wash hand basin and low level w.c. With concealed cistern. Tiled walls, tiled floor, feature radiator, spot lights and window to rear.

REAR OF PROPERTY

GARDEN

The enclosed garden to the rear is mainly paved with borders a small Astro turfed area.

VIEW TO FRONT

ADMIN FEES

Admin fee £175 other fee's may apply.



LOUNGE



DINING ROOM



MODERN FITTED KITCHEN



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM



VIEW TO FRONT