

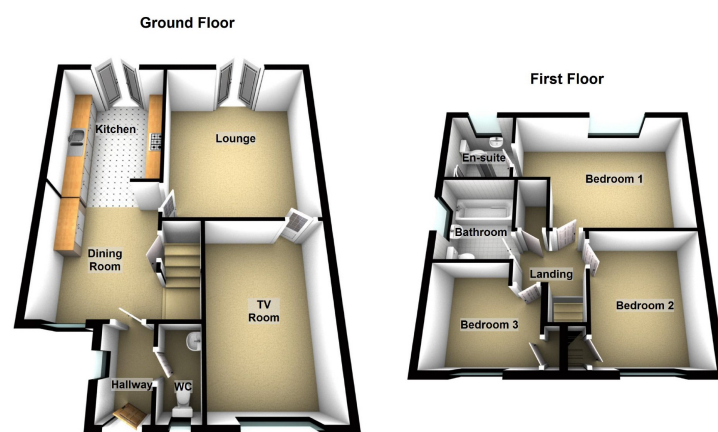
GARDENS



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 <http://view.planup.co.uk/>



LOCATION

From our office on Newearth Road proceed towards the A580 and take the 3rd left onto Longwall Avenue, then take 4th left onto Ellerbeck Crescent and 1st left onto Ladyhill View.

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.

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.



Russell James

estate agents & letting agents



£269,995

49 Ladyhill View, Ellenbrook, Worsley, Manchester, M28 7LH

- 3 Bedroom Detached
- 3 Reception Rooms, GCH
- D/ Glazing, Dining Area
- Modern Fitted Kitchen
- 2 Bathrooms, Guest W.C
- Gardens Front & Rear
- Ample Off Road Parking
- Cul De Sac Position

We are pleased to offer for sale this well presented three double bedroom detached family home. Situated in the sought after Ellenbrook location, within easy access of; Local schools, amenities and the A580. Viewing highly recommended.

Russell James Estate Agents Limited

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Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor with spindled balustrade.

GUEST W.C.

7'1 x 2'8 (2.16m x 0.81m)

Fitted with a guest wash hand basin and low level w.c. Partially tiled walls, laminate wood flooring and window to front.

TV ROOM

17'3 x 7'9 (5.26m x 2.36m)

Nice size room with laminate wood flooring, coving and window to front.

LOUNGE

16'0 x 11'6 (4.88m x 3.51m)

Good size room with modern gas fire set in feature surround with mantle and hearth, coving and French doors to rear.

MODERN FITTED KITCHEN

12'10 x 9'8 (3.91m x 2.95m)

Fitted with a range of modern wall and base units with co-ordinating worktops and plinth lights, electric double oven, electric hob with extractor over, space for fridge/freezer, integrated washing machine and dishwasher. Partially tiled walls, tiled floor, spotlights, coving and French doors to rear garden. Open to:

DINING ROOM

12'1 x 9'7 (3.68m x 2.92m)

Space for dining table, coving, tiled floor and window to front.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

11'3 x 15'9 (3.43m x 4.80m)

Double room with window to rear. Door to:

MODERN EN SUITE

7'2 x 5'3 (2.18m x 1.60m)

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

BEDROOM 2

11'3 x 15'9 (3.43m x 4.80m)

Double room with built-in wardrobe and window to front.

BEDROOM 3

9'10 x 9'1 (3.00m x 2.77m)

Smaller double room with fitted wardrobe and window to front.

FAMILY BATHROOM

6'11 x 5'7 (2.11m x 1.70m)

Fitted with a suite comprising of: panelled bath with telephone mixer taps, pedestal wash hand basin and low level w.c. Partially tiled walls and window to side.

REAR OF PROEPRTY

GARDENS

There are well maintained gardens to both front and rear. To the front the garden is a small lawned area with planted beds. The garden to the rear is mainly laid to lawn with planted borders and beds and a paved seating area. The garden to the rear is not overlooked.



LOUNGE



MODERN FITTED KITCHEN



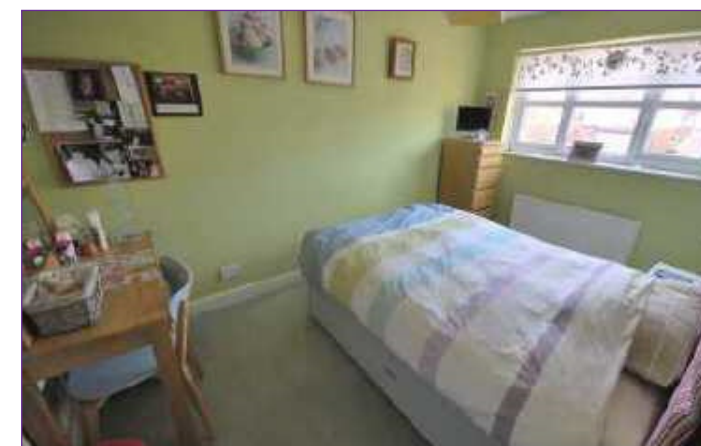
DINING ROOM



TV ROOM



BEDROOM 2



MODERN EN SUITE



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FAMILY BATHROOM