

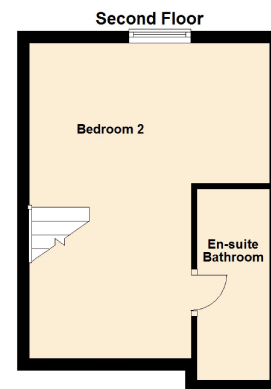
GARDENS



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://www.vebra.com/property/2271/24985443>



LOCATION

From our office on Newearth Road proceed towards the A580, at lights go straight ahead onto Ellenbrook Road, then 4th right into The Miners Mews.

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.

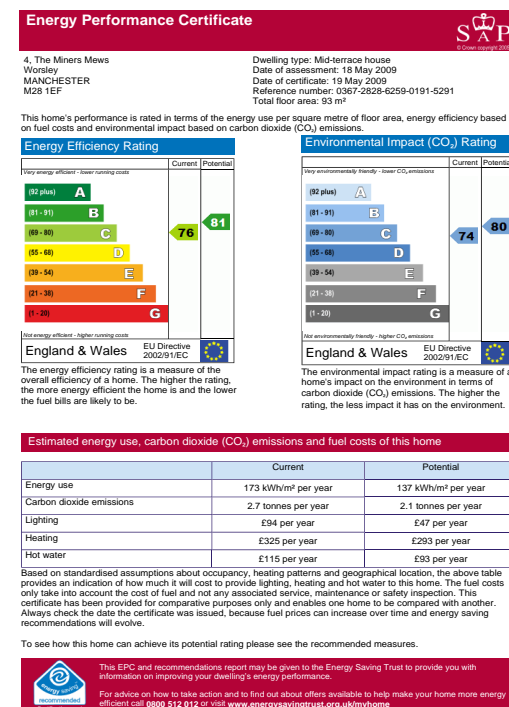
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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 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



Page 1 of 6



Russell James

estate agents & letting agents



£850 PCM

4 The Miners Mews, Boothstown, Worsley, Manchester, M28 1EF

- 3 Bedroom Mid Mews
- Set Over 3 Floors
- Modern Family Bathroom
- GCH, Double Glazing
- Study, Alarm, Guest W.C
- 3 Bathrooms, Unfurnished
- Courtyard Garden, Parking
- Available Immediately

We are pleased to offer for rental this three bedroom mid mews property set over three floors, on an exclusive development of just five properties. Admin £150 other fee's may apply. Offered unfurnished available immediately. No DSS.

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855

63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555

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

GROUND FLOOR

ENTRANCE HALL

2.95m x 0.91m (9'8" x 3'0")

Laminate wood flooring, recessed spotlights, coving and stairs to first floor.

GUEST W.C

1.60m x 0.91m (5'3" x 3'0")

Fitted with a low level wc, corner guest wash hand basin in vanity unit, wall mounted cabinet, laminate wood flooring, recessed spotlights, coving and window to front.

LOUNGE

4.83m x 3.63m (15'10" x 11'11")

Laminate wood flooring, recessed spotlights, coving and bow window to front, French doors leading to kitchen.

MODERN FITTED KITCHEN

2.69m x 4.62m (8'10" x 15'2")

Fitted with a range of modern matching wall and base units with solid granite worktops. Ceramic hob with stainless steel chimney extractor over, stainless steel fan assisted electric oven, built in stainless steel microwave, integrated fridge freezer and dishwasher. Washing machine, partially tiled walls, recessed spotlights, coving, window to rear and French doors leading to rear garden.

DINING AREA

FIRST FLOOR

BEDROOM 1

2.46m x 3.71m to robes (8'1" x 12'2" to robes)

Double room benefiting from fitted wardrobes with bridging units and bedside cabinets, recessed spotlights, coving and two windows to rear.

EN-SUITE SHOWER ROOM

0.91m x 2.54m (3'0" x 8'4")

Fitted with a three piece bathroom suite comprising of; shower cubicle with power shower, pedestal wash hand basin and low level wc. Partially tiled walls with border tiles, recessed spotlights and coving.

BEDROOM 3

2.82m x 2.57m (9'3" x 8'5")

Nice size single room with recessed spotlights coving and window to front.

EN-SUITE SHOWER ROOM

0.91m x 2.54m (3'0" x 8'4")

Fitted with a three piece bathroom suite comprising of; shower cubicle with power shower, pedestal wash hand basin and low level wc. Partially tiled walls with border tiles, recessed spotlights and coving.

STUDY

1.68m x 2.03m (5'6" x 6'8")

Recessed spotlights, coving and window to front.

SECOND FLOOR

BEDROOM 2

3.58m to robes x 4.11m (11'9" to robes x 13'6")

Double room benefiting from built in wardrobes, recessed spotlights, coving and window to rear.

EN-SUITE BATHROOM

3.20m to shower x 1.19m (10'6" to shower x 3'11")

Fitted with a four piece bathroom suite comprising of; panelled bath, double shower cubicle with power shower, pedestal wash hand basin and low level wc. Partially tiled walls with border tiles, recessed spotlights, coving, expelair and heated towel rail.

GARDENS

ADMIN FEE

Admin fee £150 other fee's may apply.



LOUNGE



MODERN FITTED KITCHEN



GARDENS



DINING AREA



EN-SUITE BATHROOM



BEDROOM 2