

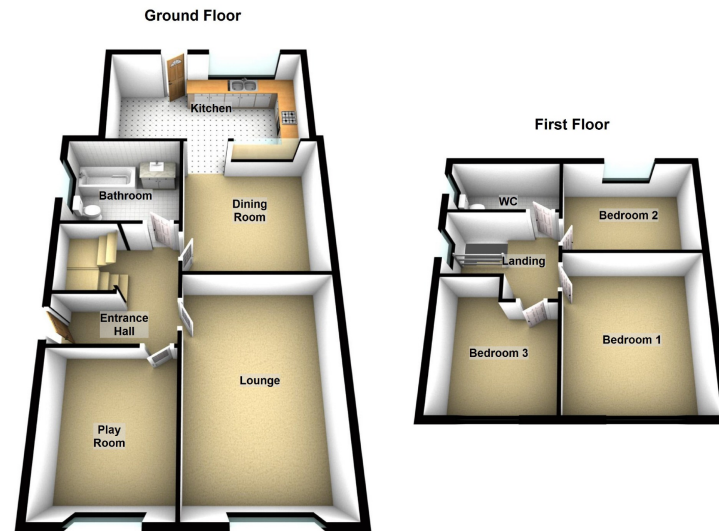
## GARDENS



## 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, at lights go straight ahead onto Ellenbrook Road, take 2nd right onto Windlehurst Drive then at the end turn left onto Wyre Drive.

### 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.

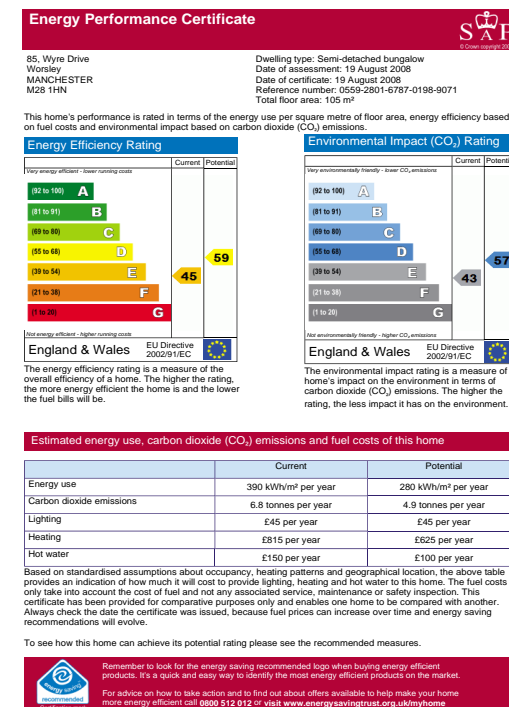
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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



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Russell James

estate agents & letting agents



**Reduced to £180,000**

**85 Wyre Drive, Boothstown, Worsley, Manchester, M28 1HN**

- Semi Det Dorma Bungalow
- 3 Double Bedrooms
- 3 Reception Rooms
- Breakfast Kitchen, Gch
- Alarm, Double Glazing
- Gardens Front & Rear
- Drive, Detached Garage
- Spacious Family Home

We are pleased to offer for sale this nicely presented, three double bedroom, semi detached dorma bungalow, with driveway and garage. Situated in a popular residential location, within easy access of transport links. An internal viewing is highly recommended..

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

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## GROUND FLOOR

### ENTRANCE HALL

With solid wood flooring and stairs to first floor with spindled balustrade.

### PLAY ROOM / STUDY

8'9 x 9'5 (2.67m x 2.87m)

Currently used as a playroom with Solid wood flooring and window to front.

### LOUNGE

15'0 x 10'6 (4.57m x 3.20m)

Nice size room with electric fire, fire surround with mantle, Solid wood flooring and window to front.

### DINING ROOM

9'8 x 10'4 (2.95m x 3.15m)

Space for dining table, Solid wood flooring and window to kitchen.

### FITTED BREAKFAST KITCHEN

9'2 x 13'10 (2.79m x 4.22m)

Fitted with a range of wall, display and base units with co-ordinating worktops, double Belfast sink and space for electric cooker.. Tiled walls, Solid wood flooring and window to rear. Open to:

### BREAKFAST AREA

Space for breakfast table, spaces for washing machine and fridge/freezer, Solid wood flooring and door to rear.

### FAMILY BATHROOM

6'2 x 9'5 (1.88m x 2.87m)

Fitted with a suite comprising of: panelled bath with mixer tap shower over, modern wash hand basin set in vanity unit and low level w.c. partially tiled walls and window to rear.

## FIRST FLOOR

### LANDING

Spindled balustrade, window to side and loft access.

### BEDROOM 1

13'0 x 8'7 (3.96m x 2.62m)

Double room with a range of modern fitted wardrobes and window to front.

### BEDROOM 2

10'11 x 10'3 (3.33m x 3.12m)

Double room with window to rear.

### BEDROOM 3

11'7 x 9'4 (3.53m x 2.84m)

Double room with window to front.

### UPSTAIRS W.C.

5'8 x 8'6 (1.73m x 2.59m)

Fitted with a suite comprising of: pedestal wash hand basin and low level w.c. Partially tiled walls and window to side.

### GARDENS

To the front the garden has a planted area, a paved area, long driveway leading to the detached garage at the rear, giving ample off road parking and a gate giving access to the rear. The rear garden is mainly block paved for easy maintenance with an Astro turf area.

### REAR OF PROPERTY

### GARAGE

With up and over door, power, light, window and door to side



LOUNGE



DINING ROOM



FITTED BREAKFAST KITCHEN



BREAKFAST AREA



PLAY ROOM / STUDY



BEDROOM 1



BEDROOM 2



BEDROOM 3