

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 the A580, at roundabout take 2nd exit onto Ellenbrook Road, at next roundabout take 2nd exit onto Bridgewater Road, at end turn right onto Mosley Common Road, following the road along to the roundabout, taking 3rd exit onto Mort Lane and the property is on the left hand side.

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.

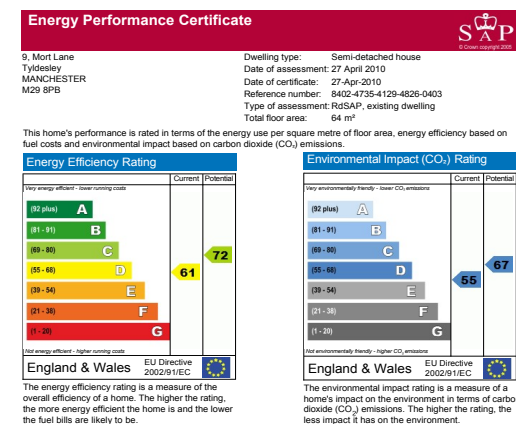
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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



The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



Reduced to £105,000

9 Mort Lane, Tyldesley, Manchester, M29 8PB

- 3 Bedroom Semi Detached
- Lounge, Dining Room
- Gch, Double Glazing
- Fitted Kitchen, No Chain
- Family Bathroom
- Gardens Front & Rear
- Driveway, Garage
- Viewing Recommended

We are pleased to offer for sale this three bedroom semi detached family home, with driveway and garage, within easy access to local amenities, schools and transport links. The property is ideal for a first time buyer or investor. Offered with no chain.

Russell James Estate Agents Limited

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GROUND FLOOR

ENTRANCE HALL

Laminate wood flooring, picture rail and stairs to first floor with spindled balustrade.

LOUNGE

10'7 x 10'4 (3.23m x 3.15m)

Gas fire set in feature surround with mantle and hearth, picture rail, laminate wood flooring and window to rear. Open to:

DINING ROOM

14'1 x 10'4 (4.29m x 3.15m)

Nice size room with space for dining table, picture rail, laminate wood flooring and window to front.

FITTED KITCHEN

7'6 x 7'0 (2.29m x 2.13m)

Fitted with a range of wall, base and display units with co-ordinating worktops, spaces for electric cooker, washing machine and fridge/freezer. Tiled walls, laminate wood flooring and window to rear.

FIRST FLOOR

LANDING

Window to side.

BEDROOM 1

12'4 x 9'11 (3.76m x 3.02m)

Double room with picture rail and window to front.

BEDROOM 2

10'6 x 8'9 to robes (3.20m x 2.67m to robes)

Double room with built-in wardrobe, picture rail and window to rear.

BEDROOM 3

7'0 x 6'10 (2.13m x 2.08m)

Single room with window to side

FAMILY BATHROOM

5'8 x 7'1 (1.73m x 2.16m)

Fitted with a suite comprising of: panelled bath with electric shower over, low level w.c. And pedestal wash hand basin. Tiled floor, partially tiled walls and window to front.

REAR OF PROPERTY

GARDENS

The garden to the front has a lawned area with planted borders and a long driveway leading to the detached garage to the rear. To the rear the garden is laid to lawn with established planted borders.

GARAGE



LOUNGE



DINING ROOM



FITTED KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM