

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

ENERGY PERFORMANCE CERTIFICATE



£475 Per month

39 Fairhurst Drive, Little Hulton, Worsley, Manchester, M28 0JJ

- 3 Bedroom Semi Detached
- Lounge, Utility Room
- Newly Renovated
- Double Glazing
- Gas Central Heating
- Gardens
- Unfurnished
- Available Immediately

We are pleased to offer for rental this three bedroom semi detached newly renovated property, within easy access of; Local amenities, schools and transport links. The property is offered unfurnished and is available immediately.

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.

GROUND FLOOR

ENTRANCE HALL

Window to front, stairs, door to under-stairs storage cupboard.

LOUNGE

3.94m x 3.66m (12'11" x 12'0")

Fitted with a modern electric fire set within feature fire surround, mantel and hearth, window to front.

KITCHEN

3.66m x 2.84m (12'0" x 9'4")

Fitted with a range of modern wall and base units and co-ordinating worktops and splashback. Integrated electric oven and hob with extractor fan over. Space for fridge freezer and breakfast table and chairs. Window to rear, door to:

UTILITY ROOM

2.64m x 1.78m (8'8" x 5'10")

Fitted with base units with co-ordinating worktops and splashback. Space for washing machine, tiled floor, window and door to rear.

FIRST FLOOR

LANDING

Door to:

BEDROOM 1

3.94m x 3.07m (12'11" x 10'1")

Double room with window to front.

BEDROOM 2

3.40m x 3.07m (11'2" x 10'1")

Double room with window to rear.

BEDROOM 3

2.72m x 2.49m (8'11" x 8'2")

Single room with window to front.

BATHROOM

2.44m x 1.68m (8'0" x 5'6")

Fitted with a three piece suite comprising of: panelled bath with shower over, pedestal wash hand basin and low level w.c. Fully tiled walls, and two windows to rear.

GARDENS

Externally there are gardens to three sides, the front garden is mainly laid to lawn with planted borders, the side garden has been paved for ease of maintenance and the garden to the rear has a paved patio area, with a dwarf wall leading to a lawned area with planted borders.

FLOOR PLAN - GROUND FLOOR

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DO NOT SCALE.

FLOOR PLAN - FIRST FLOOR

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DO NOT SCALE.

LOCATION

From our office on Newearth Road proceed towards Walkden, at roundabout take 1st exit onto Hilton Lane, 7th left onto Hulton Avenue which becomes Madams Wood Road, 5th left onto Wichbrook Road then 1st right onto Fairhurst Drive.



LOUNGE



KITCHEN



BATHROOM



GARDENS



BEDROOM 3



BEDROOM 2