

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 lights go straight ahead onto Ellenbrook Road, at end turn left onto Leigh Road then right onto Falconwood Chase.

ENERGY PERFORMANCE CERTIFICATE



£995 PCM

29 Falconwood Chase, Worsley, Manchester, M28 1FG

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Modern Fitted Kitchen
- GCH, Double Glazing
- 2 Modern Bathrooms
- Block Paved Driveway
- Gardens & Garage
- Offered Unfurnished

We are pleased to offer for rental this very well presented and modern three bedroom semi detached. Situated in a sought after residential location, within easy access of; local schools and amenities. Offered unfurnished and available July 2015. Restriction - NO DSS. Admin fee

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

ENCLOSED PORCH

With Bamboo flooring and window to side.

LOUNGE

13'6 x 14'6 (4.11m x 4.42m)

Nice size room with modern gas fire set in feature surround with mantle and hearth, Bamboo flooring, coving, spotlights, stairs to first floor with spindled balustrade and window to front. Open to:

DINING ROOM

6'7 x 9'10 (2.01m x 3.00m)

Space for dining table, bamboo flooring and patio doors leading to the rear garden. Open plan to:

MODERN FITTED KITCHEN

8'3 x 9'10 (2.51m x 3.00m)

Fitted with a range of modern wall, display and base units with complimentary worktops, electric double oven with integrated microwave above, 5 ring gas hob with feature extractor, circular sink and drainer, integrated fridge and freezer. Partially tiled walls, spot lights, tiled floor and window to rear.

FIRST FLOOR

LANDING

BEDROOM 1

12'6 x 9'2 (3.81m x 2.79m)

Double room with fitted modern wardrobes, spot lights and window to front. Access to:

MODERN EN SUITE

4'9 x 6'8 (1.45m x 2.03m)

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

BEDROOM 2

11'9 x 14'7 (3.58m x 4.45m)

Double room with modern fitted wardrobes, spot lights and window to front.

BEDROOM 3

7'11 x 11'10 (2.41m x 3.61m)

Double room with window to rear.

MODERN FAMILY BATHROOM

5'7 x 6'5 (1.70m x 1.96m)

Fitted with a modern suite comprising of: panelled bath with mixer tap shower, shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls, spot lights, tiled floor and window to rear.

REAR OF PROPERTY

GARDENS

To the front there is a lawned area with planted borders, a block paved driveway and access to the single garage. The enclosed garden to the rear is mainly laid to lawn with planted borders, a paved patio, a decked seating area, a pond and door to garage. Not overlooked to the rear.

GARAGE

With space for washing machine and dryer.

ADMIN FEES

Admin fee £175 other fee's may apply



LOUNGE



MODERN FITTED KITCHEN



DINING ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3