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 Walkden, at roundabout take the 2nd exit onto bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road (staying in the left hand lane) take 10th right onto Marsh Street, at end turn left onto Crompton Street and the property is on the left hand side.

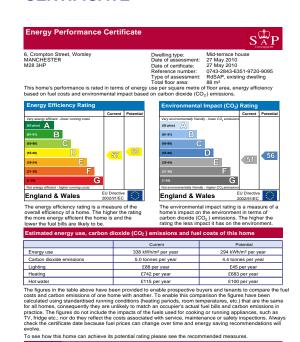
NOTE TO PROSPECTIVE PURCHASERS

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.

ENERGY PERFORMANCE CERTIFICATE



Whilst er endeavour to ensure our sales particulars are accurate, all info

approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin or 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.



estate agents & letting agents



£99,950

6 Crompton Street, Walkden, Worsley, Manchester, M28 3HP

- 3 Bedroom Mid Terrace
- Lounge, Utility Rooms
- Dining Kitchen, No Chain
- GCH, Double Glazing

- Family Bathroom
- Decked Rear Garden
- Ideal First Time Buy
- Detached Garage

We are pleased to offer for sale this three bedroom mid terrace set over three floors. Situated within easy access of; Local schools, amenities and transport links for those looking to commute. The property has the added benefit of having no onward chain.

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

VESTIBULE

LOUNGE

13'8 x 13'8 (4.17m x 4.17m)

Nice size room with gas fire set in fire surround with mantle and hearth, coving, laminate wood flooring and window to front.

FITTED DINING KITCHEN

10'2 x 13'8 (3.10m x 4.17m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven, gas hob with chimney style extractor over and integrated fridge/freezer. Space for dining table, partially tiled walls, laminate wood flooring, under-stairs storage and window to rear. Door to:

FIRST FLOOR

LANDING

BEDROOM 2

10'5 x 13'8 (3.18m x 4.17m)

Double room with window to front.

BEDROOM 3

10'2 x 7'7 (3.10m x 2.31m)

Nice size single room with window to rear.

FAMILY BATHROOM

7'0 x 5'9 (2.13m x 1.75m)

Fitted with a modern suite comprising of: panelled bath, pedestal wash hand basin and low level w.c. Partially tiled walls and window to rear.

SECOND FLOOR

BEDROOM 1

19'5 x 12'11 (5.92m x 3.94m)

Spacious room with spot lights and Velux window.

REAR OF PROPERTY

GARDENS

There is an enclosed decked garden to the rear with raised planted borders and a gate giving access to the rear.



LOUNGE





BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



LANDING



GARDENS