

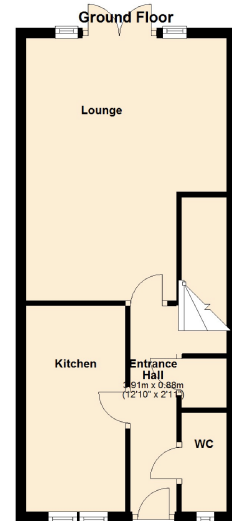
GARDENS



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.'

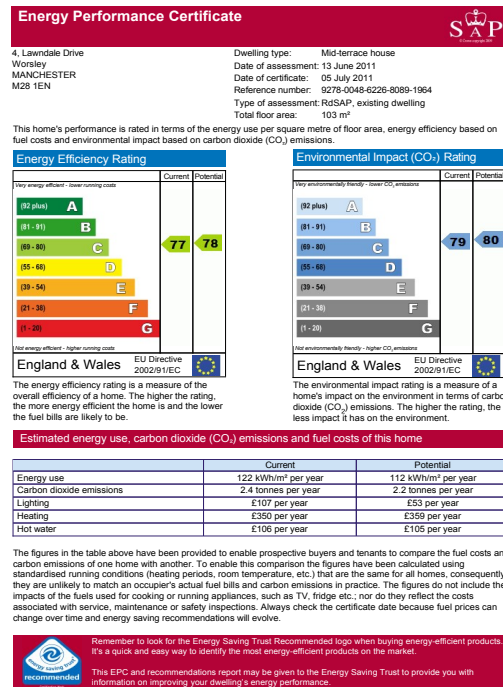
Please type or click this weblink to see interactive floor plans



LOCATION

From our office on Newearth Road proceed towards the A580, at roundabout take 2nd exit onto Ellenbrook Road, then immediate right onto Lawndale Drive.

ENERGY PERFORMANCE CERTIFICATE



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.



£700 PCM

4 Lawndale Drive, Ellenbrook, Worsley, Manchester, M28 1EN

- 3 Bedroom Town House
- Lounge, Fitted Kitchen
- Guest W.C, D/ Glazing
- Gas Central Heating
- 2 Bathrooms, Gardens
- Detached Garage
- Driveway, Unfurnished
- Available March 2013

We are pleased to offer for rental this three bedroom town house set over three floors. Situated in a popular location of Ellenbrook. Within easy access of; Local schools, amenities and transport links. Offered unfurnished and available end March 2013. NO DSS.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor.

GUEST W.C.

1.85m x 0.84m (6'1" x 2'9")

Low level wc, vanity wash hand basin and window to front.

FITTED KITCHEN

3.91m x 1.91m (12'10" x 6'3")

Fitted with a range of matching wall and base units with complimentary worktops over. Stainless steel gas hob with extractor over, fan assisted electric oven, plumbed for washing machine, integrated fridge, partially tiled walls and window to front.

LOUNGE

4.98m x 4.04m (16'4" x 13'3")

Living flame effect electric fire with wooden surround and marble inset and hearth, coving and French doors to rear garden.

FIRST FLOOR

LANDING

stairs to second floor.

BEDROOM 2

3.35m x 4.04m (11'0" x 13'3")

Double room with two windows to front.

BEDROOM 3

3.53m x 4.04m (11'7" x 13'3")

Double room with window to rear.

BATHROOM

1.91m x 1.93m (6'3" x 6'4")

Fitted with a three piece bathroom suite comprising of panelled bath with shower mixer tap, vanity wash hand basin and low level wc. Partially tiled walls with border tiles.

SECOND FLOOR

BEDROOM 1

3.94m x 4.04m (12'11" x 13'3")

Double room with window to front.

DRESSING ROOM

3.20m x 1.93m (10'6" x 6'4")

Fitted wardrobes, recessed spotlights and velux window to rear.

EN-SUITE SHOWER ROOM

2.11m x 2.03m (6'11" x 6'8")

Fitted with a three piece bathroom suite comprising of; double shower cubicle, pedestal wash hand basin and low level wc. Partially tiled walls with border tiles, recessed spotlights and velux window to rear.

GARDENS

To the front is an open plan lawned garden and access to the detached single garage. To the rear is an enclosed lawned garden.

FLOOR PLAN GROUND FLOOR

FLOOR PLAN FIRST FLOOR

FLOOR PLAN SECOND FLOOR



LOUNGE



GUEST W.C.



FITTED KITCHEN



BEDROOM 2



BEDROOM 3