

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 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road (staying in left hand lane) at lights go straight ahead and the property is further along on the right 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

Energy Performance Certificate

345, Manchester Road, Worsley, MANCHESTER, M28 3HJ

Dwelling type: Mid-terrace house Reference number: 8327-6520-9999-9055-8992
 Date of assessment: 15 October 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 October 2013 Total floor area: 86 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,035
Over 3 years you could save	£ 1,959

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 150 over 3 years	You could save £ 1,959 over 3 years
Heating	£ 2,760 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 1,026 over 3 years	£ 216 over 3 years	
Totals	£ 4,035	£ 2,076	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 70 | Potential: 44

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). Not energy efficient - higher running costs

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 368	✓
2 Floor insulation	£800 - £1,200	£ 101	✓
3 Low energy lighting for all fixed outlets	£30	£ 82	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



Russell James
estate agents & letting agents



£119,995

345 Manchester Road, Walkden, Worsley, Manchester, M28 3HJ

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Modern Kitchen, Alarm
- GCH, Double Glazing
- Family Bathroom, No Chain
- Gardens Front & Rear
- Ideal First Time Buy
- To View 0161 790 8877

We are pleased to offer for sale this two double bedroom mid terrace, situated within easy access of; Local schools, amenities and transport links for those looking to commute. Ideal for a first time buyer. Viewing highly recommended.

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

13'4 x 13'11 (4.06m x 4.24m)

With cast iron feature fireplace, coving, laminate wood flooring and window to front.

DINING ROOM

10'10 x 13'11 (3.30m x 4.24m)

Good size room with space for dining table, York stone floor and French doors to rear.

FITTED KITCHEN

9'11 x 7'6 (3.02m x 2.29m)

Fitted with a range of modern wall and base units with complimentary worktops, electric oven and hob with extractor over, spaces for washing machine and fridge/freezer. Partially tiled walls, Parquet style solid wood flooring and window to rear.

FIRST FLOOR

LANDING

BEDROOM 1

13'4 x 13'11 (4.06m x 4.24m)

Double room with feature Cast Iron fireplace, coving, loft access and window to front.

BEDROOM 2

10'11 x 10'10 (3.33m x 3.30m)

Double room with feature Cast Iron fireplace and window to rear.

FAMILY BATHROOM

9'5 x 7'7 (2.87m x 2.31m)

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

GARDENS

There is a small stoned garden to the front with a planted bed. The enclosed garden to the rear is mainly paved for easy maintenance with a decked seating area and a gate giving access to the rear..



LOUNGE



DINING ROOM



FITTED KITCHEN



BEDROOM 1



FAMILY BATHROOM