

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 turn left onto A580, at 3rd set of lights turn right onto Lancaster Road, at roundabout go straight ahead, then left onto Radcliffe Park Road.

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

88, Radcliffe Park Road, SALFORD, M6 8LY

Dwelling type: Semi-detached house Reference number: 8895-7626-3490-2883-1902
 Date of assessment: 02 June 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 June 2015 Total floor area: 66 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: | £ 2,277 |
| Over 3 years you could save | £ 636 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-----------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 249 over 3 years | £ 132 over 3 years | You could save £ 636 over 3 years |
| Heating | £ 1,449 over 3 years | £ 1,299 over 3 years | |
| Hot Water | £ 579 over 3 years | £ 210 over 3 years | |
| Totals | £ 2,277 | £ 1,641 | |

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

Current: 63% Potential: 86%

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).

| 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 Floor insulation (suspended floor) | £800 - £1,200 | £ 111 | Yes |
| 2 Increase hot water cylinder insulation | £15 - £30 | £ 87 | Yes |
| 3 Low energy lighting for all fixed outlets | £45 | £ 102 | Yes |

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 costs.

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Russell James

estate agents & letting agents



No offers £125,000

88 Radcliffe Park Road, Salford, Manchester, M6 8LY

- 3 Bedroom Semi Detached
- Lounge, Fitted Kitchen
- GCH, Double Glazing
- Family Bathroom, Cellar
- Gardens Front & Rear
- Driveway, Det Garage
- Set On a Corner Plot
- Updating Required

We are pleased to offer for sale this three bedroom semi detached family home with detached garage and cellar. Situated on a corner plot, within easy access of; Local schools, Salford Royal and The Oakland Hospital. Although updating is required viewing is recommended.

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855

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GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

LOUNGE

20'3 x 10'11 (6.17m x 3.33m)

Good size room with wall mounted gas fire, coving and bay window to front.

FITTED KITCHEN

7'8 x 8'0 (2.34m x 2.44m)

Fitted with a number of wall and base with worktops over, sink unit, spaces for gas cooker and fridge. Tiled walls, laminate wood flooring, window to rear and door to side.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

11'4 x 10'5 (3.45m x 3.18m)

Double room with fitted wardrobes, picture rail and bay window to front.

BEDROOM 2

7'10 x 11'1 (2.39m x 3.38m)

Double room with picture rail and window to rear.

BEDROOM 3

7'10 x 7'10 (2.39m x 2.39m)

L'Shaped single room with picture rail and window to rear.

FAMILY BATHROOM

6'0 x 8'6 (1.83m x 2.59m)

Fitted with a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Tiled walls, window to side and window to front.

CELLAR

Spacious cellar with scope to convert to a number of uses accessed via the rear garden.

REAR OF PROPERTY

GARDENS

The property is set on a corner plot. The garden to the rear is laid to lawn with planted borders and beds and a driveway leading to the detached garage to the side. To the rear the garden is mainly paved with planted beds, circular feature seating area and a decked patio with spindled balustrade.

GARAGE

Single detached garage.



LOUNGE



FITTED KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



CELLAR



CELLAR