



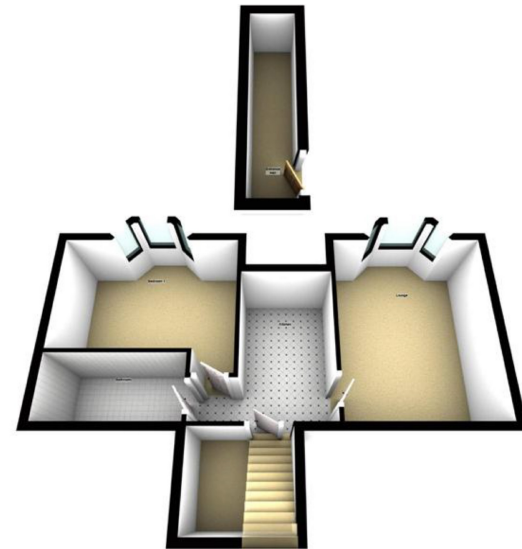
Russell James

estate agents & letting agents

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 <http://viewer.tma-live.com/?v=98100881>



LOCATION

From our office on Manchester Road proceed towards the roundabout, take 5th exit onto the A580, at 1st lights turn left onto Lancaster Road, at roundabout go straight ahead, at lights at end of road turn right onto Eccles Old Road, at 1st lights go straight ahead, at next main lights turn right onto Half Edge Lane 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

Flat 6, 49-51 Half Edge Lane, Eccles, MANCHESTER, M30 9AY

Dwelling type: Basement flat Reference number: 8902-7922-0659-8310-4922
 Date of assessment: 20 December 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 December 2012 Total floor area: 53 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:	£1,740
Over 3 years you could save	£489

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£177 over 3 years	£105 over 3 years	You could save £489 over 3 years
Heating	£1,347 over 3 years	£927 over 3 years	
Hot Water	£216 over 3 years	£219 over 3 years	
Totals	£1,740	£1,251	

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	Potential	Not energy efficient - higher running costs
(92-100) A	D	E	(1-10) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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 Internal or external wall insulation	£4,000 - £14,000	£381	✓
2 Low energy lighting for all fixed outlets	£25	£63	✓
3 Heating controls (room thermostat)	£350 - £450	£48	✓

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.



£25,000

Apt 6, 49-51 Half Edge Lane, Eccles, Manchester, M30 9AY

- 1 Bedroom Basement Apt
- Bathroom, No Chain
- Lounge, Fitted Kitchen
- Communal Garden
- Gas Central Heating
- Off road Parking
- Double Glazing
- Cash Buyers Only

We are pleased to offer for sale this one double bedroom apartment. Situated in a popular location, within easy access of; Monton Village, Salford Royal Hospital, amenities and the motorway network. Ideal for an investor. Cash buyers only. NO 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



BASEMENT

ENTRANCE HALL

LOUNGE

16' x 1 x 12'3 (4.88m x 0.03m x 3.73m)

Good size room with bay window to front.

FITTED KITCHEN

8'2 x 5'6 (2.49m x 1.68m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven and gas hob, spaces for washing machine and fridge/freezer. Partially tiled walls.

BEDROOM 1

11'3 x 13'4 (3.43m x 4.06m)

Double room with bay window to front.

BATHROOM

4'11 x 9'7 (1.50m x 2.92m)

Fitted with a suite comprising of: panelled bath with mixer taps shower, pedestal wash hand basin and low level w.c. Partially tiled walls

GARDEN

There is off road parking to the rear, accessed via the side of the property.



LOUNGE



FITTED KITCHEN



BEDROOM 1



BATHROOM