



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

LOCATION

From our office on Newearth Road proceed towards Walkden, at the roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto the A6 Manchester Road and the property is on your 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

215f, Manchester Road, Worsley, MANCHESTER, M28 3HE

Dwelling type: Top-floor flat Reference number: 8934-7325-2750-0357-5922
 Date of assessment: 23 May 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 May 2014 Total floor area: 52 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: | £ 1,608 |
| Over 3 years you could save | £ 360 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|--------------------|-----------------------------------|
| Lighting | £ 225 over 3 years | £ 120 over 3 years | You could save £ 360 over 3 years |
| Heating | £ 1,038 over 3 years | £ 783 over 3 years | |
| Hot Water | £ 345 over 3 years | £ 345 over 3 years | |
| Totals | £ 1,608 | £ 1,248 | |

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

| Rating | Current | Potential |
|------------|---------|-----------|
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 70 | 76 |
| E (39-54) | | |
| F (21-38) | | |
| G (1-20) | | |

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

Very energy efficient - lower 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 Increase loft insulation to 270 mm | £100 - £350 | £ 162 | ✓ |
| 2 Low energy lighting for all fixed outlets | £35 | £ 78 | ✓ |
| 3 Fan-assisted storage heaters | £900 - £1,200 | £ 120 | ✓ |

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.



£69,995

215f Manchester Road, Walkden, Worsley, Manchester, M28 3HE

- 2 Bedroom Apartment
- Situated On First Floor
- Lounge, Fitted Kitchen
- Economy 7 Heating
- Modern Bathroom
- Double Glazing, No Chain
- Garden, Allocated Parking
- To View 0161 790 8877

We are pleased to offer for sale this two bedroom first floor apartment. Situated within easy access of; Local schools, amenities and the A580 for those looking to commute. The property has the added benefit of having no onward chain.

Russell James Estate Agents Limited

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Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk

GROUND FLOOR

Private entrance.

STAIRS TO

Stairs to first floor.

ENTRANCE HALL

With storage cupboard, airing cupboard and access to partially boarded loft with light.

LOUNGE

13'7 x 12'9 (4.14m x 3.89m)

Nice size room with coving, dado rail, laminate wood flooring and window to rear. Open to kitchen.

ADDITIONAL LOUNGE

FITTED KITCHEN

10'7 x 7'4 (3.23m x 2.24m)

Fitted with a range of wall and base units with co-ordinating worktops, spaces for electric cooker, washing machine and fridge/freezer. Partially tiled walls and window to rear.

BEDROOM 1

11'6 x 9'4 (3.51m x 2.84m)

Double room with fitted wardrobes and window to front.

BEDROOM 2

8'4 x 7'6 (2.54m x 2.29m)

Single room with window to front.

MODERN BATHROOM

5'11 x 7'7 (1.80m x 2.31m)

Newly fitted modern suite comprising of: panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Partially tiled walls and window to side.

GARDENS

There is a lawned garden with planted bed to the front and allocated parking to the rear.

SERVICE CHARGE

We have been informed that the service charge is £55.45 pcm. And that the property was built in 1990 (Please note this will need to be confirmed by your solicitor)



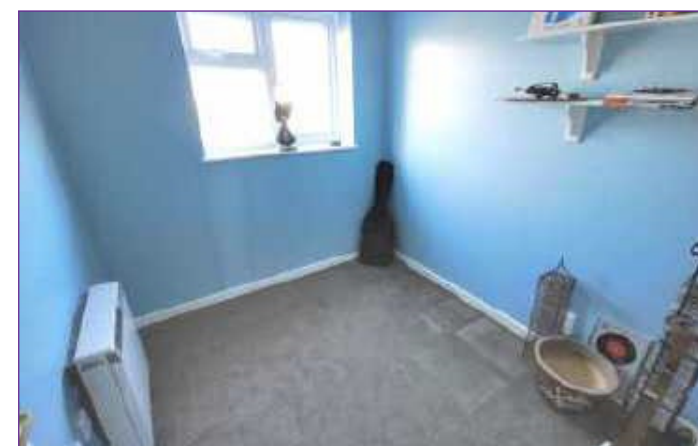
FITTED KITCHEN



BEDROOM 1



BEDROOM 2



MODERN BATHROOM



ADDITIONAL LOUNGE

