

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 go straight across Memorial Road, then left onto Hodge Road and the property is on the left 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.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

17, St. Pauls Court, Worsley, MANCHESTER, M28 3BL

Dwelling type: Mid-terrace house Reference number: 9878-0029-7285-4545-6900
 Date of assessment: 13 May 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 May 2016 Total floor area: 60 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:		£ 2,556
Over 3 years you could save		£ 525

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 129 over 3 years	You could save £ 525 over 3 years
Heating	£ 1,830 over 3 years	£ 1,599 over 3 years	
Hot Water	£ 531 over 3 years	£ 303 over 3 years	
Totals	£ 2,556	£ 2,031	

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)		
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).

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	£ 150	✓
2 Low energy lighting for all fixed outlets	£15	£ 33	✓
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£ 36	✓

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 923 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



£99,500

17 St Pauls Court, Walkden, Worsley, Manchester, M28 3BL

GROUND FLOOR

ENTRANCE HALL

LOUNGE

DINING ROOM

FITTED KITCHEN

FIRST FLOOR

LANDING

BEDROOM 1

BEDROOM 2

FAMILY BATHROOM

GARDENS

ADDITIONAL INFORMATION