



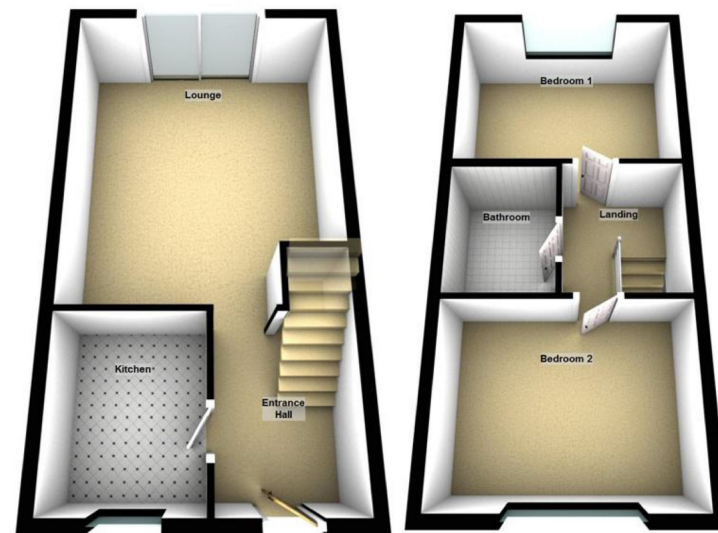
Russell James

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 the A580, at lights turn right onto A580, at next lights turn left onto Mosley Common Road, at end turn left onto Leigh Road, take 1st left Borderbrook lane and No 58 is on the right hand side

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

58, Border Brook Lane, Worsley, MANCHESTER, M28 1XJ

Dwelling type: Mid-terrace house
Date of assessment: 11 November 2009
Date of certificate: 11 November 2009
Reference number: 8896-1952-6249-6191-7020
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	80	68	77

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	246 kWh/m ² per year	175 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	1.8 tonnes per year
Lighting	£58 per year	£31 per year
Heating	£360 per year	£296 per year
Hot water	£111 per year	£81 per year

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



£575 PCM

58 Border Brook Lane, Boothstown, Worsley, Manchester,

- 2 Bedroom Mid Mews
- Lounge/Dining Room
- Modern Fitted Kitchen
- Gas Central Heating
- D/G, Family Bathroom
- Driveway For 2 Cars
- Gardens, Part furnished
- Available 19th July 2014

We are pleased to offer for rental this two double bedroom mid mews property, situated on a cul-de-sac. Within easy access of; Local amenities and the motorway network. Offered part furnished and is available 19th July Restrictions - No DSS. No pets. Admin fee £150 other

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.



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

ENTRANCE HALL

LOUNGE/DINING ROOM

5.18m x 3.96m (17'0" x 13'0")

Nice size room with space for dining table, laminate wood flooring and patio door to rear.

MODERN FITTED KITCHEN

2.69m x 2.18m (8'10" x 7'2")

Fitted with a range of modern wall and base units with co-ordinating worktops, electric double oven, gas hob with chimney style extractor over, fridge/freezer and washing machine. Partially tiled walls, tiled floor and window to front.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

3.96m x 3.02m (13'0" x 9'11")

Double room with laminate wood flooring and window to rear.

BEDROOM 2

3.96m x 2.69m (13'0" x 8'10")

Double room with window to front.

FAMILY BATHROOM

1.83m x 1.83m (6'0" x 6'0")

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

GARDENS

To the front is a block paved driveway for off road parking. There is an enclosed tiered garden to the rear with a paved seating area. The rear garden is not overlooked.

PATIO AREA

ADMIN FEES

Admin fee £150 other fee's may apply



LOUNGE/DINING ROOM



MODERN FITTED KITCHEN



BEDROOM 1



PATIO AREA



BEDROOM 2



FAMILY BATHROOM