

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 go straight ahead onto Ellenbrook Road, then 2nd right onto Windlehurst Drive.

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

17, Windlehurst Drive, Worsley, MANCHESTER, M28 1HL. Dwelling type: Semi-detached bungalow. Date of assessment: 22 September 2009. Date of certificate: 23 September 2009. Reference number: 0521-6721-6430-4712-8026. Total floor area: 69 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
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Current Energy Efficiency Rating: **49** (D) | Potential: **62** (B)

Current Environmental Impact Rating: **42** (E) | Potential: **55** (C)

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	456 kWh/m ² per year	333 kWh/m ² per year
Carbon dioxide emissions	5.3 tonnes per year	3.8 tonnes per year
Lighting	£38 per year	£38 per year
Heating	£750 per year	£578 per year
Hot water	£148 per year	£107 per year



Russell James
estate agents & letting agents



Reduced to £147,000

17 Windlehurst Drive, Boothstown, Worsley, Manchester,

- 2 Bedroom Semi Detached
- True Bungalow, Lounge
- Modern Fitted Kitchen
- Gas Central Heating
- Double Glazing, No Chain
- Modern Bathroom, Alarm
- Gardens & Driveway
- Detached Garage

We are pleased to offer for sale this two bedroom semi detached true bungalow, situated in a popular residential location. Within easy access of; Local schools, amenities and the A580. The property has the added benefit of having no onward chain. Set price.

Russell James Estate Agents Limited

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GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

Good size hallway.

LOUNGE

16'5 x 12'2 (5.00m x 3.71m)

With set in fire surround with mantle and hearth and window to front.

MODERN FITTED KITCHEN

9'3 x 8'11 (2.82m x 2.72m)

Fitted with a range of modern wall and base units with complimentary worktops, electric double oven, electric halogen hob, stainless steel sink, space for washing machine and fridge and freezer. Tiled walls, tiled floor and window to side. Open to:

DINING AREA

9'3 x 7'5 (2.82m x 2.26m)

Space for dining table, patio doors to rear.

BEDROOM 1

13'4 x 11'2 (4.06m x 3.40m)

Double room with window to front.

BEDROOM 2

12'6 x 8'0 (3.81m x 2.44m)

Double room with window to rear.

MODERN FAMILY BATHROOM

6'6 x 5'3 (1.98m x 1.60m)

Fitted with a modern suite comprising of panelled bath with electric shower over and glass shower door wash hand basin and low level w.c incorporated within a fitted vanity unit. Tiled walls, tiled floor, feature radiator and window.

REAR OF PROEPTY

GARDENS

There are gardens to both front and rear with ample off road parking. The garden to the front is laid to lawn with a long driveway leading to a single garage at the rear. To the rear the garden is laid to lawn with planted borders, a shed and paved patio area.



LOUNGE



MODERN FITTED KITCHEN



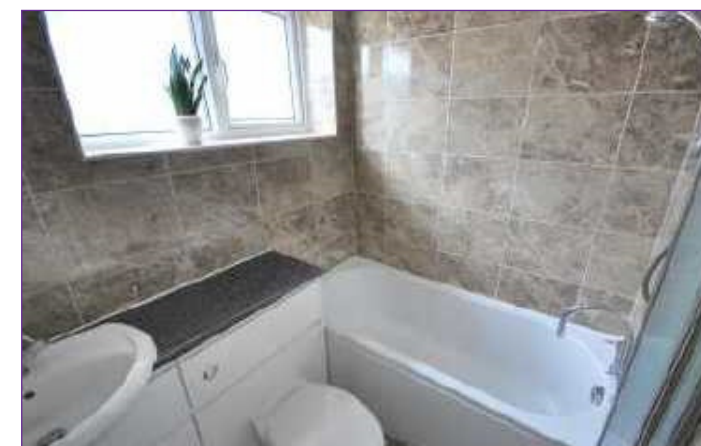
DINING AREA



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM



ENTRANCE HALL



GARDENS