



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

NOTE TO PROSPECTIVE PURCHASERS

their property. This service is provided without obligation.

incurring any unnecessary costs.

LOCATION

From our office on Newearth Road proceed towards the A580, at roundabout take 2nd exit onto Ellenbrook Road, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Mosley Common Road at lights go straight ahead onto Chaddock Lane, Windmill Rise is the first left turn before the road bears left. The property is on the right hand side as you drive into the road.

ENERGY PERFORMANCE CERTIFICATE

Energy Perforn	lance Certific	cate		© Crown copyright 2009	
14, Windmill Rise, Worsley,	MANCHESTER, M28	1FL			
Date of assessment: 11 D	errace house lecember 2013 lecember 2013	Reference number: Type of assessment Total floor area:			
Use this document to: Compare current ratings of p Find out how you can save e					
Estimated energy costs of dwelling for 3 years:				£ 1,113	
Over 3 years you could save				£ 102	
Estimated energy cos	sts of this home				
	Current costs	Potential costs	Р	otential future savings	
Lighting	£ 168 over 3 years	£ 135 over 3 years		You could	
Heating	£ 696 over 3 years	£ 699 over 3 years			
Hot Water	£ 249 over 3 years	£ 177 over 3 years	-	save £ 102	
Totals	£ 1,113	£ 1,011		over 3 years	
These figures show how much water. This excludes energy us generated by microgeneration. Energy Efficiency Ra	e for running appliance	would spend in this prope s like TVs, computers and	erty for heat I cookers, a	ing, lighting and hot nd any electricity	
Energy Enterency Ra	Current Poten	tial			
Very energy efficient - Iswer running costs (92 plus) A (81-91) B		The graph shows home.	The graph shows the current energy efficiency of you home.		
(69-80) C	02	to be.	J		
(39-54) E (21-38) E			The potential rating shows the effect of undertaking the recommendations on page 3.		
(21-38) (1-20) Not energy efficient - higher running costs	G	The average energe England and Wale		rating for a dwelling in (rating 60).	
Actions you can take	to save money a	nd make your hom	e more e	efficient	

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

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

Russell James offer a free valuation service to any prospective purchaser looking to sell



Whilst er 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 or 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.





£164,995

14 Windmill Rise, Boothstown, Worsley, Manchester, M28 1FL

- 2 Bedroom Semi Detached
- Guest W.C, Lounge
- Modern Dining Kitchen
- D/ Glazing, Alarm, GCH

We are pleased to offer for sale this beautifully presented modern two double bedroom semi detached family home. Situated in the popular Boothstown location, within easy access of; Local schools, amenities and the A580. Viewing essential.

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

- Modern Family Bathroom
- Large Rear Garden
- Allocated Parking
- Popular Location

GROUND FLOOR

ENTRANCE HALL

With stairs to first floor.

LOUNGE 13'10 x 12'5 (4.22m x 3.78m) Nice size room with window to front.

MODERN FITTED KITCHEN

12'3 x 12'1 (3.73m x 3.68m)

Fitted with a range of modern wall and base units with complimentary worktops, inset electric oven and microwave, gas hob with chimney style extractor over, spaces for washing machine and dishwasher and integrated fridge/freezer. Partially tiled walls, spot lights, tiled floor and French doors to rear Open to:

DINING AREA

Space for dining table, tiled floor and door to under-stairs storage and door to guest w.c..

GUEST W.C.

 $6'10 \times 3'7$ (2.08m x 1.09m) Fitted with a modern pedestal wash hand basin and low level w.c. Tiled walls, tiled floor and window to side.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

10'5 x 16'1 (3.18m x 4.90m) Double room with window to front.

BEDROOM 2

16'1 x 9'1 (4.90m x 2.77m) Double room with French doors to rear with Juliet balcony.

MODERN FAMILY BATHROOM

 $8'1 \times 6'9 (2.46m \times 2.06m)$ Fitted with a modern suite comprising of: panelled bath with electric shower over and shower screen pedestal wash hand basin and low level w.c. Tiled walls, tiled floor, feature radiator and window to rear.

REAR OF PROPERTY

GARDENS

There is allocated parking with a small planed bed and gate giving access to the side and rear. To the rear is a large South facing garden that is mainly laid to lawn and is not overlooked.



LOUNGE



DINING AREA



BEDROOM 2



GUEST W.C.

MODERN FITTED KITCHEN

BEDROOM 1

MODERN FAMILY BATHROOM