

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 and take the 2nd right into Stafford Road, take 1st left into Normanby Road.

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

20, Normanby Road
Worsley
MANCHESTER
M28 7TR

Dwelling type: End-Terrace house
Date of assessment: 26 March 2010
Date of certificate: 27 March 2010
Reference number: 8540-6227-7360-8426-9926
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 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
74	45	70	39

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	496 kWh/m ² per year	224 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	2.5 tonnes per year
Lighting	£44 per year	£34 per year
Heating	£724 per year	£390 per year
Hot water	£250 per year	£102 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.



Russell James

estate agents & letting agents



£139,995

20 Normanby Road, Walkden, Worsley, Manchester, M28 7TR

- 2 Bedroom Semi Detached
- Lounge, D/ Glazing
- Modern Dining Kitchen
- Gas Central Heating
- Modern Family Bathroom
- Gardens Front & Rear
- Offered Unfurnished
- Available 4th Aug 2016

We are pleased to offer for rental this two double bedroom semi detached family home. Situated within easy access of; Local schools, amenities, the guided bus route and the A580. Offered unfurnished and available 4th Aug. No DSS or pets.

Russell James Estate Agents Limited

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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

VESTIBULE

LOUNGE

15'9 x 12'4 (4.80m x 3.76m)

Nice size room with solid fuel stove inset to chimney breast with tiled hearth, coving, laminate wood flooring and window to front.

MODERN FITTED KITCHEN

13'7 x 9'8 (4.14m x 2.95m)

Fitted with a range of modern wall and base units with co-ordinating worktops, gas range cooker, 1.5 bowl sink, spaces for washing machine and fridge/freezer. Space for dining table, partially tiled walls, laminate wood flooring, window to rear, window and door to side.

FIRST FLOOR

LANDING

BEDROOM 1

13'7 x 9'8 (4.14m x 2.95m)

Double room with laminate wood flooring and window to rear.

BEDROOM 2

8'1 x 15'6 (2.46m x 4.72m)

Double room with laminate wood flooring and window to front.

MODERN FAMILY BATHROOM

9'1 x 6'7 (2.77m x 2.01m)

Fitted with a modern suite comprising of: panelled bath with shower over and shower screen, pedestal wash hand basin and low level w.c. partially tiled walls, tiled floor, feature radiator, loft access and window to rear.

REAR OF PROPERTY

GARDENS

To the front is a paved garden with a gate giving access to the rear. The garden to the rear is mainly laid to lawn with a paved patio area.

ADMIN FEES

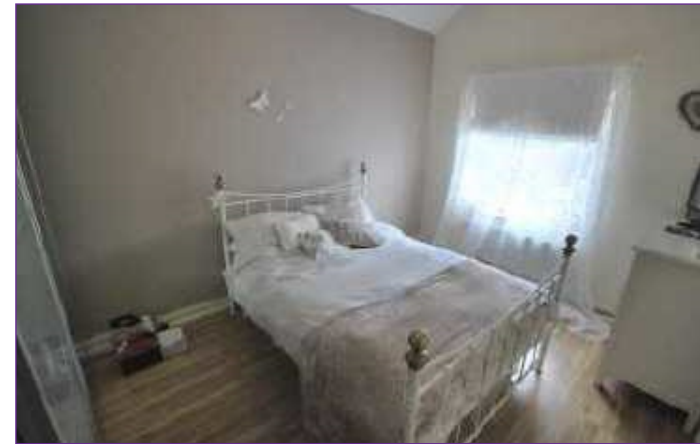
Admin fee £175 other fee's may apply



LOUNGE



MODERN FITTED KITCHEN



BEDROOM 1



MODERN FAMILY BATHROOM