



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 offices on Newearth Road proceed towards the A580, 3rd left onto Longwall Avenue, 4th left onto Ellerbeck Crescent, once on Ellerbeck Crescent take 2nd left onto Greylag Crescent, then 2nd left onto Harrier Close.

ENERGY PERFORMANCE CERTIFICATE

**Energy Performance Certificate**

14, Harrier Close  
Worsley  
MANCHESTER  
M28 7AH

Dwelling type: Semi-detached house  
Date of assessment: 15 December 2009  
Date of certificate: 17 Dec 2009  
Reference number: 9058-3008-6212-7401-8014  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 60 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	75	68	74

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	252 kWh/m <sup>2</sup> per year	204 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.5 tonnes per year	2.0 tonnes per year	
Lighting	£64 per year	£32 per year	
Heating	£368 per year	£332 per year	
Hot water	£120 per year	£100 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.

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.



£550 PCM

14 Harrier Close, Ellenbrook, Worsley, Manchester, M28 7AH

- 2 Bedroom Semi Detached
- Lounge, Dining Kitchen
- Fitted Kitchen
- Conservatory, GCH
- Double Glazing
- Gardens, Parking To Front
- Offered Unfurnished
- Available 13th Jan 2014

We are pleased to offer for rental this two bedroom semi detached property, situated on a cul de sac, in a sought after residential location, within easy access of local schools amenities and the A580. Unfurnished and available 13th Jan. Admin fee £150 other fee's may apply. No DSS



Russell James Estate Agents Limited

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## GROUND FLOOR

### ENTRANCE HALL

Window to side, door to:

### LOUNGE

4.55m x 3.89m (14'11" x 12'9")

Electric fire set in modern feature fire surround, laminate wood flooring, window to front, stairs to first floor, door to:

### FITTED KITCHEN

3.86m x 2.67m (12'8" x 8'9")

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven, gas hob with extractor over, washing machine, dishwasher, freezer and fridge PLEASE NOTE IF ANY OF THESE ITEMS BREAK THEY WILL NOT BE REPLACED. Partially tiled walls, laminate wood flooring, window to rear.

### DINING AREA

Space for dining table, double door to conservatory, open plan to kitchen, door to storage cupboard.

### CONSERVATORY

3.38m x 3.48m (11'1" x 11'5")

With laminate wood flooring and double door to garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

3.89m x 2.72m (12'9" x 8'11")

Double room with window to rear.

### BEDROOM 2

3.89m x 2.90m (12'9" x 9'6")

Double room with two windows to front. Airing cupboard.

### FAMILY BATHROOM

1.93m x 1.85m (6'4" x 6'1")

Fitted with a suite comprising of: panelled bath with shower over, wash hand basin set in vanity unit and low level w.c. Partially tiled walls, window to side.

### GARDENS

To the front there is a lawn and a driveway for off road parking. The garden to the rear has been paved for easy maintenance.



CONSERVATORY



FITTED KITCHEN



DINING AREA



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM