

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. At the mini roundabout take your third exit onto Park Road. At the next mini roundabout turn left onto Memorial Road. At the top of Memorial Road turn right at the traffic lights onto Manchester Road. Once on Manchester Road keep in the left hand lane. At the next main set of traffic light go straight ahead and number 117 Manchester Road is located further along on your right hand side.

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

117, Manchester Road
Worsley
MANCHESTER
M28 3NT

Dwelling type: Mid-terrace house
Date of assessment: 12 November 2008
Date of certificate: 12 November 2008
Reference number: 9451-2942-6790-0298-0451
Total floor area: 88 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	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	221 kWh/m ² per year	171 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	2.5 tonnes per year
Lighting	£79 per year	£40 per year
Heating	£389 per year	£321 per year
Hot water	£86 per year	£81 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome



Russell James
estate agents & letting agents



Reduced to £89,950

117 Manchester Road, Walkden, Worsley, Manchester, M28 3NT

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Fitted Kitchen, GCH
- Downstairs Bathroom
- D/ Glazing, No Chain
- Gardens Front & Rear
- Detached Garage
- Ideal First Time Buy

We are pleased to offer for sale this two double bedroom garden fronted mid terrace with detached garage. Situated within easy access of; Local schools, Walkden town centre with all its amenities and the A580. Offered with the added benefit of having no onward chain.

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

ENCLOSED PORCH

With door to:-

LOUNGE

13'8 x 14'7 (4.17m x 4.45m)

Ornate fire with tiled inset, mantel and hearth, coving, dado rail and laminate wood flooring with window to front.

DINING ROOM

10'8 x 14'7 (3.25m x 4.45m)

Space for dining table, stoned hearth, coving, laminate wood flooring, door to under stairs storage cupboard, open to:-

FITTED KITCHEN

11'0 x 8'2 (3.35m x 2.49m)

Fitted with a range of wall, base and display units with co-ordinating worktops, integrated electric oven and gas hob with extractor fan over. Spaces for washing machine and fridge freezer, coving, tiled walls, laminate wood flooring, window and door to rear.

FAMILY BATHROOM

10'7 x 4'11 (3.23m x 1.50m)

Fitted with a suite comprising of:- panelled bath with electric shower over, pedestal wash hand basin and low level w.c, coving, spotlights, tiled walls, tiled flooring and window to rear.

FIRST FLOOR

LANDING

BEDROOM 1

13'6 x 14'7 (4.11m x 4.45m)

Double room with fitted wardrobes, a built in wardrobe and a window to the front.

BEDROOM 2

10'10 x 14'7 (3.30m x 4.45m)

Double room with coving, dado rail and window to rear

GARDENS

Externally, there is a small enclosed garden to the front. To the rear is a decked patio area with a detached single garage providing off road parking.

REAR OF PROEPRTY



LOUNGE



DINING ROOM



FITTED KITCHEN

