



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 office on Newearth Road proceed towards the A580, at lights turn left, at next lights turn left onto Walkden Road and the property is further along on the left 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

153, Walkden Road, Worsley, MANCHESTER, M28 7QH

Dwelling type: Mid-terrace house Reference number: 8454-7222-3469-0189-6996
 Date of assessment: 18 December 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 January 2015 Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,718
Over 3 years you could save		£ 999

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 162 over 3 years	You could save £ 999 over 3 years
Heating	£ 2,061 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 402 over 3 years	£ 216 over 3 years	
Totals	£ 2,718	£ 1,719	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 429	✓
2 Low energy lighting for all fixed outlets	£20	£ 75	✓
3 Heating controls (room thermostat)	£350 - £450	£ 93	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



£124,950

153 Walkden Road, Walkden, Worsley, Manchester, M28 7QH

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Modern Fitted Kitchen
- GCH, Double Gazing
- Modern Family Bathroom
- Gardens Front & Rear
- Off Road Parking
- Newly Renovated

We are pleased to offer for sale this newly renovated, two double bedroom garden fronted mid terrace. Situated within easy access of; local schools, Walkden Train station and the A580. An early internal viewing is recommended.

Russell James Estate Agents Limited

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GROUND FLOOR

VESTIBULE

LOUNGE

13'10 14'5 (4.22m x 4.39m)

Nice size room with hole in wall feature to chimney breast, coving, spotlights and window to front.

DINING ROOM

14'1 x 14'5 (4.29m x 4.39m)

Good size room with open fire place to chimney breast with stove, mantle and hearth, space for dining table, coving, and laminate wood flooring.

MODERN BREAKFAST KITCHEN

14'1 X 14'5 (4.29m X 4.39m)

Newly fitted with a range of modern wall and base units with complimentary worktops, electric oven, gas hob with feature extractor over, space for washing machine and integrated fridge/freezer. Space for breakfast table, spotlights, laminate wood flooring, window and French doors to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

14'6 X 13'3 (4.42m X 4.04m)

Double room with coving and window to front.

BEDROOM 2

11'5 X 8'3 (3.48m X 2.51m)

Double room with built-in wardrobe, laminate wood flooring and window to rear.

MODERN FAMILY BATHROOM

8'4 X 5'11 (2.54m X 1.80m)

Newly fitted with a modern suite comprising of: P'shape bath with shower over and shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls, spot lights, towel rail, laminate wood flooring and window to rear.

REAR OF PROPERTY

GARDENS

To the front there is a small block paved garden. The South facing garden to the rear has a decked area, artificial lawn, and access for off road parking.



LOUNGE



DINING ROOM



MODERN BREAKFAST KITCHEN



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM