

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 rounabout take 2nd exit onto Bridgewater Road. Turn right on Memorial Road on foot and the property is immediately on the right hand side as you turn.

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

25, Memorial Road, Worsley, MANCHESTER, M28 3AG

Dwelling type: Mid-terrace house Reference number: 2788-8964-7280-2494-7954
 Date of assessment: 28 October 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 November 2014 Total floor area: 109 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:		£ 2,994
Over 3 years you could save		£ 909

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 186 over 3 years	You could save £ 909 over 3 years
Heating	£ 2,331 over 3 years	£ 1,668 over 3 years	
Hot Water	£ 321 over 3 years	£ 231 over 3 years	
Totals	£ 2,994	£ 2,085	

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

Current: 66 Potential: 84

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 Cavity wall insulation	£500 - £1,500	£ 552	✓
2 Floor insulation	£800 - £1,200	£ 135	✓
3 Low energy lighting for all fixed outlets	£50	£ 132	✓

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.



Russell James
estate agents & letting agents



£99,995

25 Memorial Road, Walkden, Worsley, Manchester, M28 3AG

- 2 Bedroom Mid Terrace
- 2 Reception Rooms
- Modern Fitted Kitchen
- GCH, Double Glazing
- Family Bathroom
- Gardens Front & Rear
- Larger Than Average
- Ideal First Buy, No Chain

We are pleased to offer for sale this larger than average garden fronted two double bedroom mid terrace. Situated within easy access of; Local schools, Walkden Town Centre and transport links. Ideal for a first time buyer or buy to let property. **NO CHAIN.**

Russell James Estate Agents Limited

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 63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555
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GROUND FLOOR

VESTIBULE

LOUNGE

14'3 x 15'4 (4.34m x 4.67m)

Nice size room with gas fire set on fire surround with mantle and hearth, coving and window to front.

DINING ROOM

15'6 x 13'2 (4.72m x 4.01m)

Good size room with space for dining table, coving, dado rail and window to rear.

MODERN FITTED KITCHEN

13'8 x 7'11 (4.17m x 2.41m)

Newly fitted with a range of modern wall, display and base units with pelmet lights and complimentary worktops, double oven, ceramic hob with feature extractor, integrated washing machine, dryer and fridge/freezer. Partially tiled walls, spot lights, two windows and door to side.

FIRST FLOOR

LANDING

With spindled balustrade and loft access.

BEDROOM 1

13'7 x 16'4 (4.14m x 4.98m)

Double room with coving and two windows to front.

BEDROOM 2

15'6 x 10'7 (4.72m x 3.23m)

Double room with coving and window to rear.

FAMILY BATHROOM

13'8 x 7'11 (4.17m x 2.41m)

Good size bathroom fitted with a suite comprising of: panelled bath with mixer tap shower over, pedestal wash hand basin and low level w.c. Partially tiled walls and two windows to side.

REAR OF PROPERTY

GARDENS

There is a paved garden to the front. The garden to the rear is mainly paved for easy maintenance with potential for off road parking to the rear.



LOUNGE



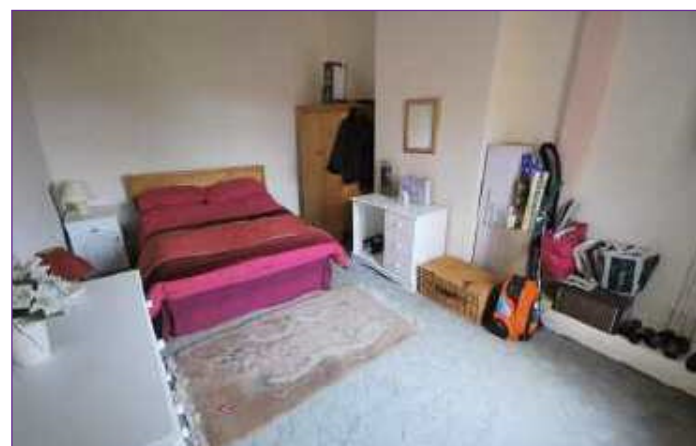
DINING ROOM



MODERN FITTED KITCHEN



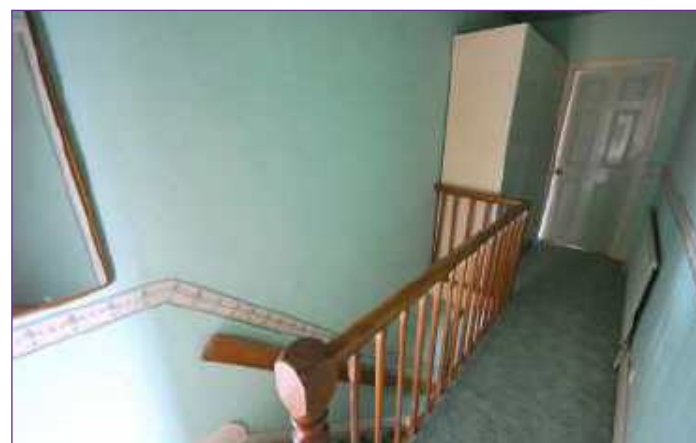
BEDROOM 1



BEDROOM 2



FAMILY BATHROOM



LANDING