

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 roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights go straight ahead onto Bolton Road, 6th left onto Algernon Road then 4th right onto Windmill 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 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

45, Windmill Road
Worsley
MANCHESTER
M28 3RP

Dwelling type: Semi-detached bungalow
Date of assessment: 10 September 2008
Date of certificate: 10 September 2008
Reference number: 9308-5076-6271-5208-6020
Total floor area: 103 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	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: **46** (Current), **60** (Potential)

Environmental Impact (CO₂) Rating: **41** (Current), **53** (Potential)

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	410 kWh/m ² per year	304 kWh/m ² per year	
Carbon dioxide emissions	7.0 tonnes per year	5.2 tonnes per year	
Lighting	£89 per year	£45 per year	
Heating	£797 per year	£620 per year	
Hot water	£107 per year	£83 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.

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. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



Russell James
estate agents & letting agents



£149,999

45 Windmill Road, Walkden, Worsley, Manchester, M28 3RP

- 3 Bedroom Semi Detached
- Dorma Bungalow, D/G
- 2 Receptions, GCH
- Modern Fitted Kitchen
- Modern Family Bathroom
- Driveway & Carport
- Det Garage, No Chain
- Large Rear Garden

We are pleased to offer for rental this three bedroom semi detached dorma bungalow, situated in a popular residential location close to local amenities and access to transport links. Larger than average rear garden (approx 85ft long). 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

ENTRANCE HALL

LOUNGE

6.10m x 4.93m (20'0" x 16'2")

Good size room with modern wall mounted feature fire and two windows to front. Due to the shape and size of the lounge there is scope to create a fourth bedroom downstairs.

ADDITIONAL LOUNGE PHOTO

DINING ROOM

4.90m x 3.18m (16'1" x 10'5")

Nice size room with space for dining table and patio door to rear.

MODERN FITTED KITCHEN

3.00m x 3.78m (9'10" x 12'5")

Fitted with a range of modern wall and base units with co-ordinated worktops, electric oven and hob with extractor over, integrated fridge and freezer, space for washing machine. Partially tiled walls, tiled floor, window to side, window and door to rear.

ADDITIONAL KITCHEN PHOTO

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

3.18m x 4.42m (10'5" x 14'6")

Double room with window to front.

BEDROOM 2

3.18m x 2.62m (10'5" x 8'7")

Nice size room with window to rear.

BEDROOM 3

2.77m x 2.62m (9'1" x 8'7")

Single room with window to rear.

MODERN BATHROOM

1.91m x 2.08m (6'3" x 6'10")

Fitted with a suite comprising of: Whirlpool bath with shower mixer taps, pedestal hand wash basin and low level w.c. Fully tiled walls and tiled floor, window to side.

GARDENS

The garden to front is laid to lawn with planted borders, a driveway to the side with carport leading to the carport and detached garage. There is a large garden to rear which is mainly laid to lawn with a paved patio and paved seating area. The rear garden is approx



LOUNGE



MODERN FITTED KITCHEN



DINING ROOM



ADDITIONAL LOUNGE PHOTO



BEDROOM 1



ADDITIONAL KITCHEN PHOTO



BEDROOM 3



MODERN BATHROOM