

## 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 following the road along then turn left onto Algernon Road then right onto Portland Road and the property is on the left.

### 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**

27, Portland Road, Worsley, MANCHESTER, M28 3RR

Dwelling type: Semi-detached house Reference number: 8955-7720-3419-6975-1906  
 Date of assessment: 05 October 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 11 October 2015 Total floor area: 78 m<sup>2</sup>

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:		£ 2,592
Over 3 years you could save		£ 639

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 153 over 3 years	You could save £ 639 over 3 years
Heating	£ 2,022 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 354 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,592</b>	<b>£ 1,963</b>	

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: G (62) Potential: B (82)

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	£ 90	Yes
2 Floor insulation (suspended floor)	£800 - £1,200	£ 111	Yes
3 Low energy lighting for all fixed outlets	£20	£ 51	Yes

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](http://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.

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**Russell James**

estate agents & letting agents



**Reduced to £119,995**

**27 Portland Road, Walkden, Worsley, Manchester, M28 3RR**

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Kitchen, Bathroom
- Gch, Double Glazing
- Gardens Front & Rear
- Drive, Garage, No Chain
- Views Over St Marys Park
- Updating Required

We are pleased to offer for sale this three bedroom semi detached family home, with lovely views over St Marys Park. Within easy access to transport links. Although the property is in need of updating and internal viewing is recommended. **NO CHAIN**

Russell James Estate Agents Limited

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## GROUND FLOOR

### ENCLOSED PORCH

### ENTRANCE HALL

With stairs to first floor.

### LOUNGE

13'11 x 11'8 (4.24m x 3.56m)

Nice size room with wall mounted pebble effect electric fire, picture rail and inset box window to front.

### SITTING ROOM/DINING ROOM

11'9 x 11'3 (3.58m x 3.43m)

Good size room with coal effect electric fire, space for dining table and window to rear.

### KITCHEN

14'8 x 8'1 (4.47m x 2.46m)

Fitted wall and base units with worktops over, spaces for electric cooker, washing machine and fridge/freezer. Windows to side, window to rear and door to side.

## FIRST FLOOR

### LANDING

With window to side and loft access.

### BEDROOM 1

13'11 x 11'8 (4.24m x 3.56m)

Double room with fitted wardrobes, picture rail and inset box window to front.

### BEDROOM 2

10'10 x 11'3 (3.30m x 3.43m)

Double room with built-in wardrobe and window to rear.

### BEDROOM 3

6'10 x 6'1 (2.08m x 1.85m)

Single room with window to front.

### FAMILY BATHROOM

6'9 x 6'1 (2.06m x 1.85m)

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

## REAR OF PROPERTY

### VIEW TO FRONT

### GARDENS

The garden to the front is stoned with planted border and has a long driveway leading to the detached garage to the rear. To the rear the enclosed garden has a lawned area with planted borders. There are lovely views to the front overlooking St Marys Park.

### GARAGE



LOUNGE



SITTING ROOM/DINING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



REAR OF PROPERTY



VIEW TO FRONT