

## 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 turn right onto Manchester Road (keeping in the left hand lane) at lights go straight ahead, 7th left onto Sharpe Street

### 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**

18, Sharp Street, Worsley, MANCHESTER, M28 3LX

Dwelling type: Semi-detached house Reference number: 8402-7243-2929-9497-0153  
 Date of assessment: 14 September 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 22 September 2015 Total floor area: 68 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:		£ 2,466
Over 3 years you could save		£ 738

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 138 over 3 years	You could save £ 738 over 3 years
Heating	£ 1,892 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 510 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,466</b>	<b>£ 1,728</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**

Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		

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 Floor insulation (solid floor)	£4,000 - £8,000	£ 129	✓
2 Low energy lighting for all fixed outlets	£45	£ 102	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 384	✓

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.

Page 1 of 4



Russell James

estate agents & letting agents



**£149,950**

## 18 Sharp Street, Walkden, Worsley, Manchester, M28 3LX

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Fitted Kitchen, Gch
- Conservatory, En-Suite
- Double Glazing, Alarm
- Gardens Front & Rear
- Driveway, Garage
- No Onwards Chain

We are pleased to offer for sale this three bedroom semi detached family home, with detached garage, within easy access to local schools, amenities and transport links. An internal viewing is highly recommended to fully appreciate. **NO CHAIN.**

Russell James Estate Agents Limited

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## GROUND FLOOR

### VESTIBULE

### LOUNGE

15'9 X 11'0 (4.80m X 3.35m)

Nice size room with gas fire set in feature surround with mantle and hearth, laminate wood flooring, coving, circular window to side and window to front.

### FITTED KITCHEN

8'9 X 7'10 (2.67m X 2.39m)

Fitted with a range of wall and base units

### DINING ROOM

15'9 X 11'0 (4.80m X 3.35m)

Space for dining table, under-stairs storage and French doors to conservatory.

### CONSERVATORY

9'10 X 6'11 (3.00m X 2.11m)

Dwarf wall with tiled floor and French doors to rear.

## FIRST FLOOR

### LANDING

### BEDROOM 1

9'9 X 12'6 (2.97m X 3.81m)

Double room with fitted wardrobes and window to front. Door to:

### ENSUITE

7'11 X 2'11 (2.41m X 0.89m)

Fitted with a suite comprising of: shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Partially tiled walls and window to front.

### ADDITIONAL EN-SUITE PHOTO

### BEDROOM 2

7'7 X 9'3 (2.31m X 2.82m)

Double room with window to rear.

### BEDROOM 3

8'4 X 6'3 (2.54m X 1.91m)

Single room with laminate wood flooring and window to rear.

### FAMILY BATHROOM

5'5 X 6'8 (1.65m X 2.03m)

Fitted with a suite comprising of: Panelled bath, pedestal wash hand basin and low level w.c. Partially tiled walls and window to side.

### REAR OF PROPERTY

### GARDENS

To the front the garden has planted feature beds, planted borders and a block paved driveway leading to the detached garage. The garden to the rear is stoned for easy maintenance with planted borders and a gate giving access to the front..

### GARAGE

With up and over door, power and light.



DINING ROOM



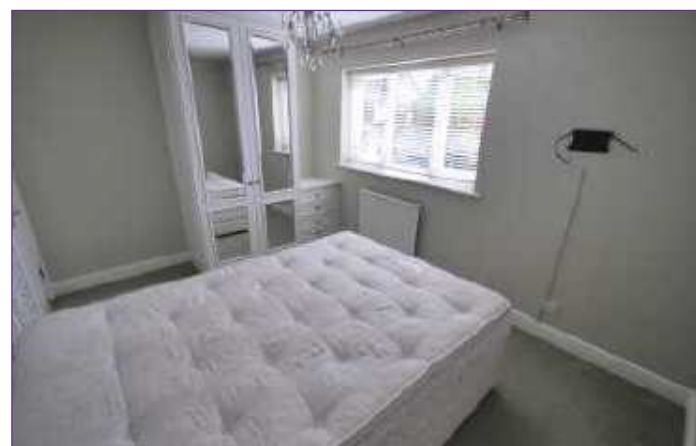
FITTED KITCHEN



LOUNGE



CONSERVATORY



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM