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 the A580, at roundabout take 2nd exit onto Ellenbrook Road, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Mosley Common 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.

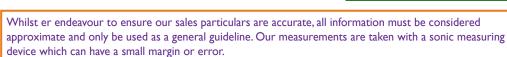
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

ENERGY PERFORMANCE CERTIFICATE

Energy Perforr	nance Certifica	ite		SAP	
27, Mosley Common Road, Worsley, MANCHESTE welling type: Semi-detached house ate of assessment: 24 February 2015 ate of certificate: 24 February 2015 set his document to: Compare current ratings of properties to see which prope Find out how you can save energy and money by installin		Reference number: 0836-2834-7427-9525-5365 Type of assessment: RdSAP, existing dwelling 73 m² rties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 3,0	90	
Over 3 years you could		£ 1,3	32		
Estimated energy co	sts of this home				
	Current costs	Potential costs	Potentia	Il future saving	
Lighting	£ 264 over 3 years	£ 144 over 3 years			
Heating	£ 2,118 over 3 years	£ 1,398 over 3 year	rs y	You could	
Hot Water	£ 708 over 3 years	£ 216 over 3 years	sa	ve £ 1,332	
Totals	£ 3,090	£ 1,758	ov	er 3 years	
Energy Efficiency Rating Very energy difficient - bear reneming cease (102 dives) A (104-01) B (105-04) B (105-04) B (104-05) B (105-04) B (105-05) B (10		The graph shows the current energy efficiency of yo home. The higher the rating the lower your fuel bills are like 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			
Recommended measures		Indicative cost	Typical savings over 3 years	Available wit Green Deal	
1 Floor insulation (suspended floor)		£800 - £1,200	£ 123	O	
2 Floor insulation (solid floor)		£4,000 - £6,000	£ 84	O	
3 Increase hot water cylinder insulation		£15 - £30	£ 96	O	
		ertv.			

Page 1 of



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.



estate agents & letting agents



Reduced to £113,995

227 Mosley Common Road, Mosley Common, Worsley,

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Kitchen, Breakfast Area
- GCH, Double Glazing

- Family Bathroom, Drive
- Gardens To 3 Sides
- No Chain, Investment
- Potential To Extend

We are pleased to offer for sale this three bedroom semi detached property. Although the property is in needs of some updating, an internal viewing is essential to fully appreciate Viewing highly recommended. Ideal investment opportunity. NO CHAIN.

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855 63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555 Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk





GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With under-stairs storage and stairs to first floor.

LOUNGE

13'0 x 10'3 (3.96m x 3.12m)

With brick fire surround with mantle and hearth, coving and bow window to front. Open to:

DINING ROOM

12'4 x 10'3 (3.76m x 3.12m)

Nice size room with space for dining table, coving and window to rear. Sliding door to entrance hall.

KITCHEN

9'8 x 9'4 (2.95m x 2.84m)

With wall and base units with worktops, sink unit, spaces for cooker, washing machine and dishwasher. Partially tiled walls, window to rear and door to side. Open to:

BREAKFAST AREA

6'0 x 8'0 (1.83m x 2.44m)

Breakfast bar, space for fridge, access to shower and sliding door to entrance hall.

FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

11'8 x 9'3 (3.56m x 2.82m)

Double room with fitted wardrobes and bridging units. Window to front.

BEDROOM 2

9'6 x 9'2 (2.90m x 2.79m)

Smaller double room with loft access and window to rear.

BEDROOM 3

6'8 x 6'9 (2.03m x 2.06m)

Single room with window to front.

FAMILY BATHROOM

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

REAR OF PROPERTY

GARDENS

The property has nicely maintained gardens to three sides. To the front the garden is lawned with planted borders and bed. To the side the garden is mainly lawned with planted borders, feature bed and a gate giving access to the rear. The garden to the rear has to two lawned area's with planted borders, feature bed and a paved driveway accessed via double gates.



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 3



DINING ROOM



BREAKFAST AREA



BEDROOM 2



FAMILY BATHROOM