GARDENS



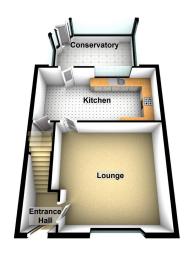


FLOOR PLANS

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 http:// view.planup.co.uk/

Ground Floor





LOCATION

From our office on Newaerth Road proceed towards Walkden, at roundabout take 1st exit onto Hilton Lane, at lights turn left onto Manchester Road East, 3rd right onto Pemberton Way which joins Eastham Way, follow the road along take 5th left onto Claermont Drive then right onto Burns 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.

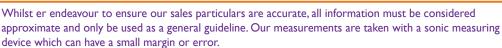
Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

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

ENERGY PERFORMANCE CERTIFICATE

					© Crown copyright 2009	
11, Burns Road, Little	Hulto	n, MANCHESTER, M38	9QW			
Dwelling type: Date of assessment: Date of certificate:	23 A	detached house august 2014 august 2014	Reference number Type of assessmen Total floor area:		2029-7278-2874-0950 P, existing dwelling	
Use this document	to:					
		roperties to see which prope nergy and money by installing				
Estimated energy costs of dwelling for 3 years:					£ 1,974	
Over 3 years you c	save			£ 264		
Estimated energ	у со	sts of this home				
		Current costs	Potential costs		Potential future saving	
Lighting		£ 129 over 3 years	£ 129 over 3 years		You could	
Heating		£ 1,557 over 3 years	£ 1,365 over 3 yea	rs		
Hot Water		£ 288 over 3 years	£ 216 over 3 years		save £ 264	
	Totals	£ 1,974	£ 1,710		over 3 years	
Very energy efficient - lower runni (92 plus) A	ing costs	Current Potential	The graph shows home. The higher the ra		nt energy efficiency of you	
(81-01) B (69-80) C (55-68) D (39-54) (21-38)	E	68	the recommenda The average ene	itions on pa ergy efficier	cy rating for a dwelling	
(81-91) B (69-80) C (55-68) D (39-94) (21-38) (5-20) Not energy efficient - Nigher runni	E ng costs	_	The potential rati the recommenda The average ene England and Wa	itions on pa ergy efficier les is band	nge 3. Incy rating for a dwelling D (rating 60).	
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(81-01) B (08-80) C (55-68) D (38-54) (21-38) [1-20] Top actions you Recommended measure	ng costs can	G dake to save money	The potential rati the recommende The average ene England and Wa and make your Indicative cost	ergy efficientles is band r home r Typical s over 3 y	ucy rating for a dwelling D (rating 60). nore efficient avings Available wi Green Dea	

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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



£90,000

11 Burns Road, Little Hulton, Manchester, M38 9QW

- 3 Bedroom Semi Det
- Lounge, Dining Kitchen
- Conservatory, Alarm
- GCH, Double Glazing

- Family Bathroom
- Courtyard Rear Garden
- Driveway, No Chain
- 2 Detached Garages

We are pleased to offer for sale this three bedroom semi detached family home, with conservatory and two detached garages. Situated within easy access of; Local schools, amenities and transport links for those looking to commute. Viewing essential.

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

ENTRANCE HALL

With stairs to first floor.

LOUNGE

10'10 x 13'9 (3.30m x 4.19m)

With living flame gas fire set in a feature Italian marble fire surround with mantle and hearth, dado rail and window to front aspect.

FITTED KITCHEN

8'9 x 16'4 (2.67m x 4.98m)

Fitted with a range of wall and base units with double sink and co-ordinating worktops,, spaces for electric cooker,, washing machine and fridge/freezer. Window to rear. Open to:

DINING AREA

Space for dining table, access to under-stairs storage window to rear and door to conservatory.

CONSERVATORY

6'4 x 11'9 (1.93m x 3.58m)

With tiled floor and door to rear of property

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

11'9 x 11'4 (3.58m x 3.45m)

Double room with window to front.

BEDROOM 2

8'10 x 8'8 (2.69m x 2.64m)

Double room with window to rear.

BEDROOM 3

7'10 x 6'10 (2.39m x 2.08m)

Single room with window to front.

FAMILY BATHROOM

4'11 x 8'3 (1.50m x 2.51m)

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.

GARDENS

The garden to the front has a lawned area and ornate printed concrete driveway with double gates giving access to further off road parking and the two garages to the rear, giving ample off road parking to the property. The courtyard style garden to the rear and has two detached garages, one being used as a workshop and for storage. Both garages have power and lighting.

REAR OF PROPERTY



LOUNGE





DINING AREA



CONSERVATORY



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM



LANDING