

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 lights go straight ahead onto Ellenbrook Road, at end turn left onto Leigh Road then right onto Falconwood Chase.

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

29, Falconwood Chase, Worsley, MANCHESTER, M28 1FG

Dwelling type: Mid-terrace house Reference number: 8985-7025-3150-8694-9992
 Date of assessment: 14 May 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 May 2015 Total floor area: 83 m²

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

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 162 over 3 years	You could save £ 489 over 3 years
Heating	£ 2,034 over 3 years	£ 1,794 over 3 years	
Hot Water	£ 294 over 3 years	£ 207 over 3 years	
Totals	£ 2,652	£ 2,163	

Estimated energy costs of dwelling for 3 years: £ 2,652
 Over 3 years you could save: £ 489

Estimated energy costs of this home

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: 63 Potential: 80

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 Increase loft insulation to 270 mm	£100 - £350	£ 135	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	✓
3 Low energy lighting for all fixed outlets	£105	£ 129	✓

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 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



£247,500

29 Falconwood Chase, Worsley, Manchester, M28 1FG

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Modern Fitted Kitchen
- GCH, Double Glazing
- 2 Modern Bathrooms
- Block Paved Driveway
- Gardens & Garage
- Not Overlooked To Rear

We are pleased to offer for sale this very well presented and modern three bedroom semi detached family home. Situated in a sought after residential location, within easy access of; local schools, amenities and the transport links. Viewing highly recommended.

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

ENCLOSED PORCH

With Bamboo flooring and window to side.

LOUNGE

13'6 x 14'6 (4.11m x 4.42m)

Nice size room with modern gas fire set in feature surround with mantle and hearth, Bamboo flooring, coving, spotlights, stairs to first floor with spindled balustrade and window to front. Open to:

DINING ROOM

6'7 x 9'10 (2.01m x 3.00m)

Space for dining table, bamboo flooring and patio doors leading to the rear garden. Open plan to:

MODERN FITTED KITCHEN

8'3 x 9'10 (2.51m x 3.00m)

Fitted with a range of modern wall, display and base units with complimentary worktops, electric double oven with integrated microwave above, 5 ring gas hob with feature extractor, circular sink and drainer, integrated fridge and freezer. Partially tiled walls, spot lights, tiled floor and window to rear.

FIRST FLOOR

LANDING

BEDROOM 1

12'6 x 9'2 (3.81m x 2.79m)

Double room with fitted modern wardrobes, spot lights and window to front. Access to:

MODERN EN SUITE

4'9 x 6'8 (1.45m x 2.03m)

Fitted with a modern suite comprising of: shower cubicle, pedestal wash hand basin and low level w.c. Partially tiled walls, feature radiator, tiled floor and window to rear.

BEDROOM 2

11'9 x 14'7 (3.58m x 4.45m)

Double room with modern fitted wardrobes, spot lights and window to front.

BEDROOM 3

7'11 x 11'10 (2.41m x 3.61m)

Double room with window to rear.

MODERN FAMILY BATHROOM

5'7 x 6'5 (1.70m x 1.96m)

Fitted with a modern suite comprising of: panelled bath with mixer tap shower, shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls, spot lights, tiled floor and window to rear.

REAR OF PROPERTY

GARDENS

To the front there is a lawned area with planted borders, a block paved driveway and access to the single garage. The enclosed garden to the rear is mainly laid to lawn with planted borders, a paved patio, a decked seating area, a pond and door to garage. Not overlooked to the rear.

GARAGE

With space for washing machine and dryer.



LOUNGE



MODERN FITTED KITCHEN



DINING ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3