### **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**

### 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.

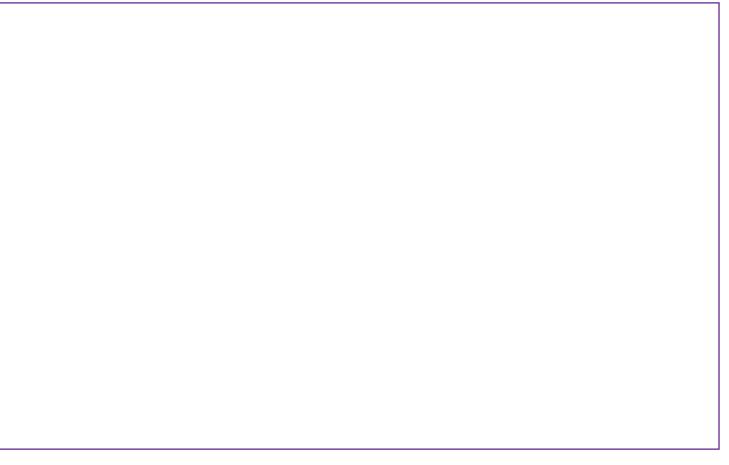
Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

# ENERGY PERFORMANCE CERTIFICATE

34, WOULL SKIP Latte, Little	Hulton, MANCH	ESTER, I	M38 9WR				
Date of certificate:   29   April   2014			Reference number: 2718-2080-6224-4334-693 Type of assessment: RdSAP, existing dwelling Total floor area: 72 m²				
Use this document to:							
<ul> <li>Compare current ratings of</li> <li>Find out how you can save</li> </ul>							
Estimated energy costs of dwelling for 3 years:						£ 1,956	
Over 3 years you could save					£ 321	l .	
Estimated energy co	sts of this ho	me					
	Current costs		Potential costs		Potentia	ıl future savi	
Lighting	£ 267 over 3 yea	rs	£ 135 over 3 years		You could save £ 321		
Heating	£ 1,395 over 3 ye	ears	£ 1,293 over 3 year	rs			
Hot Water	£ 294 over 3 yea	rs	£ 207 over 3 years				
Totals	£ 1,956		£ 1,635		ov	er 3 years	
generated by microgeneration Energy Efficiency Ra	ating	liances lik	e IVs, computers a	nd cookers	s, and any	electricity	
water. This excludes energy upgenerated by microgenerator  Energy Efficiency Ra  Very energy efficient - lower running costs (92 ptus) A (81-91) B (69-80) C	ating Current		The graph show home. The higher the rato be.	s the curre	nt energy	efficiency of	
generated by microgeneration  Energy Efficiency Ri  Very energy efficient - bwer running costst (92 ptus) A (81-91) B (68-80) C (55-68) D (30-54)	Current 69	Potential	The graph show home.	s the curre ating the lo	nt energy	efficiency of fuel bills are	
generated by microgeneration  Energy Efficiency Ro  Very energy efficient - Issuer running costs (02 plus) A (81-91) B (68-80) © (55-88) D	Current 69	Potential	The graph show home.  The higher the rato be.  The potential rat	s the curre ating the lo ing shows ations on p	int energy wer your the effect age 3. ncy rating	efficiency of fuel bills are of undertaking	
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generated by microgeneration  Energy Efficiency R:  Way energy efficient - lever noning costs  (%2 ptm) A( (%1-4) B)  (%5-6) G)  (%5-6) D)  (%5	Current 63 63 take to save	Potential	The graph show home. The higher the ri to be. The potential rat the recommenda The average ene England and Wa and make you Indicative cost £800 - £1,200	s the curre ating the lo ing shows ations on p ergy efficie les is band r home Typical a over 3	wer your the effect age 3. nov rating d D (rating more e savings years 26	efficiency of fuel bills are of undertaking for a dwelling 60).	

Page 1 of





£97,500

34 Mount Skip Lane, Little Hulton, Manchester, M38 9WR