

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 the 2nd exit onto bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road (staying in the left hand lane) take 10th right onto Marsh Street, at end turn left onto Crompton Street and the property is 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.



Whilst we endeavour to ensure our sales particulars are accurate, all information is 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.



Russell James
estate agents & letting agents



£99,950

6 Crompton Street, Walkden, Worsley, Manchester, M28 3HP

- 3 Bedroom Mid Terrace
- Lounge, Utility Rooms
- Dining Kitchen, No Chain
- GCH, Double Glazing
- Family Bathroom
- Decked Rear Garden
- Ideal First Time Buy
- Detached Garage

We are pleased to offer for sale this three bedroom mid terrace set over three floors. Situated within easy access of; Local schools, amenities and transport links for those looking to commute. The property has the added benefit of having no onward chain.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

6, Crompton Street, Worsley MANCHESTER M28 3HP

Dwelling type: Mid-terrace house
Date of assessment: 27 May 2010
Date of certificate: 27 May 2010
Reference number: 0743-2943-6351-9720-9095
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental impact (CO ₂) Rating	
Current	Potential	Current	Potential
D (57)	B (68)	D (51)	B (56)

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	338 kWh/m ² per year	294 kWh/m ² per year
Carbon dioxide emissions	5.0 tonnes per year	4.4 tonnes per year
Lighting	£38 per year	£25 per year
Heating	£742 per year	£683 per year
Hot water	£115 per year	£100 per year

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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GROUND FLOOR

VESTIBULE

LOUNGE

13'8 x 13'8 (4.17m x 4.17m)

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

FITTED DINING KITCHEN

10'2 x 13'8 (3.10m x 4.17m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven, gas hob with chimney style extractor over and integrated fridge/freezer. Space for dining table, partially tiled walls, laminate wood flooring, under-stairs storage and window to rear. Door to:

FIRST FLOOR

LANDING

BEDROOM 2

10'5 x 13'8 (3.18m x 4.17m)

Double room with window to front.

BEDROOM 3

10'2 x 7'7 (3.10m x 2.31m)

Nice size single room with window to rear.

FAMILY BATHROOM

7'0 x 5'9 (2.13m x 1.75m)

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

SECOND FLOOR

BEDROOM 1

19'5 x 12'11 (5.92m x 3.94m)

Spacious room with spot lights and Velux window.

REAR OF PROPERTY

GARDENS

There is an enclosed decked garden to the rear with raised planted borders and a gate giving access to the rear.



LOUNGE



FITTED DINING KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



LANDING



GARDENS