

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 and take 2nd right onto Ellenbrook Rd. At the roundabout take 2nd exit onto Bridgewater Road and at the end turn right onto Mosley Common Road. Follow the road and take 4th right into Wellington Drive and continue through onto Lower New Row and the property is further along on the left handside.

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

The Stables, Lower New Row, Worsley, MANCHESTER, M28 1BJ

Dwelling type: Semi-detached house
Date of assessment: 30 June 2009
Date of certificate: 30 June 2009
Reference number: 8841-6226-6510-5430-1076
Total floor area: 200 m²

This home's performance is rated in terms of the 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
76	79	75	76

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	139 kWh/m ² per year	130 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.3 tonnes per year
Lighting	£203 per year	£101 per year
Heating	£523 per year	£541 per year
Hot water	£135 per year	£135 per year



Russell James
estate agents & letting agents



£525,000

The Stables, Lower New Row, New Manchester, Mosley Common,

- 4 Double Bedrooms
- Converted Stables
- 3 Reception Rooms, GCH
- Guest W.C, Utility Room
- Modern Breakfast Kitchen
- 2 Bathrooms, Alarm
- Gardens, Stunning Views
- Double Garage, Driveway

We are pleased to offer for sale this beautifully converted stables with four double bedroom, double garage and stunning views over open fields. Within easy access of; Local schools, amenities and transport links. Viewing is highly recommended to fully appreciate.

Russell James Estate Agents Limited

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GROUND FLOOR

ENTRANCE HALL

Solid wood flooring, under-stairs storage, double doors leading into the dining room.

GUEST W.C.

Fitted with a suite comprising of: pedestal wash hand basin and low level w.c. Partially tiled walls, solid wood flooring and window to front. Door to storage area.

DINING ROOM

12'0" x 16'9" (3.66m x 5.11m)

Good size room with space for dining table, spot lights, solid wood flooring and two windows to the rear. Double doors to breakfast kitchen and double doors to lounge. Stairs to first floor with spindled balustrade.

LOUNGE

19'1" x 16'2" (5.82m x 4.93m)

Spacious room with feature gas fire, spot lights, solid wood flooring, window to side, two windows and French doors to the rear.

MODERN FITTED BREAKFAST KITCHEN

11'1" x 16'2" (3.38m x 4.93m)

Fitted with a range of modern wall, display and base units with pelmet lights and co-ordinating worktops, central breakfast island. Electric oven, gas hob with feature extractor and stainless splash back, integrated fridge/freezer and dishwasher. Partially tiled walls, solid wood flooring, window to front and French doors to the side.

UTILITY ROOM

Fitted with base units, spaces for washing machine and dryer, sink unit and door to rear.

FAMILY ROOM

12'8" x 17'6" (3.86m x 5.33m)

Nice size room with solid wood flooring with two windows to side and window to front.

FIRST FLOOR

LANDING

Galleried landing with solid wood flooring, radiator and two Velux windows.

BEDROOM 1

17'4" x 15'10" (5.28m x 4.83m)

Double room with built-in wardrobes, solid wood flooring, window to side and two Velux windows to the front.

MODERN EN SUITE

9'5" x 5'9" (2.87m x 1.75m)

Fitted with a suite comprising of: double shower cubicle, pedestal wash hand basin and low level w.c. Fully tiled walls, spot lights, tiled floor and Velux window to rear.

BEDROOM 2

13'4" x 9'4" (4.06m x 2.84m)

Double room with double doors to built-in wardrobe, solid wood flooring and window to side.

BEDROOM 3

9'6" x 10'9" (2.90m x 3.28m)

Doble room with solid wood flooring and Velux window to rear.

BEDROOM 4

7'10" x 10'11" (2.39m x 3.33m)

Double room with solid wood flooring and Velux window to rear.

MODERN FAMILY BATHROOM

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

Fitted with a suite comprising of: corner bath with shower mixer taps, pedestal wash hand basin and low level w.c. Fully tiled walls, tiled floor and Velux window to rear.

REAR OF PROPERTY

GARDENS

To the front the garden is laid to lawn with feature planted beds, a large block paved driveway and a detached double garage, giving ample off road parking. The garden to the rear which is not overlooked is mainly laid to lawn with planted borders and a large paved patio / seating area. The property boasts stunning views over open fields which must be viewed to appreciated.

PATIO AREA

VIEWES

DOUBLE GARAGE

With light and power.



LOUNGE



MODERN FITTED BREAKFAST KITCHEN



DINING ROOM



FAMILY ROOM



BEDROOM 1



MODERN EN SUITE



BEDROOM 2



BEDROOM 3