

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 continue towards and turning left onto the East Lancashire Road (A580), continue along the A580 until the Pendleton Roundabout taking the first junction onto Broughton Road (A576) which later becomes Cromwell Road, continue until the roundabout, taking the 3rd exit remaining on Cromwell Road, at the next set of traffic lights turn left onto Lower Broughton Road and the property is further along on the left handside just after The Cliff training ground.

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

417, Lower Broughton Road, SALFORD, M7 2EZ

Dwelling type: Semi-detached house Reference number: 8702-8103-7229-7827-1353
 Date of assessment: 20 July 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 July 2015 Total floor area: 657 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

Estimated energy costs of dwelling for 3 years:	£ 28,533
Over 3 years you could save	£ 13,119

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 1,212 over 3 years	£ 606 over 3 years	You could save £ 13,119 over 3 years
Heating	£ 24,861 over 3 years	£ 14,376 over 3 years	
Hot Water	£ 2,460 over 3 years	£ 432 over 3 years	
Totals	£ 28,533	£ 15,414	

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: 64 Potential: 83

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 4. 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 Internal or external wall insulation	£4,000 - £14,000	£ 2,904	✓
2 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 930	✓
3 Low energy lighting for all fixed outlets	£250	£ 474	✓

See page 4 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.

Page 1 of 6



Russell James

estate agents & letting agents



Reduced to £850,000

417 Lower Broughton Road, Salford, M7 2EZ

- 6 Bedroom Semi Detached
- 3 Reception Rooms
- Breakfast Kitchen
- 3 Bathrooms
- Indoor Swimming Pool
- Sauna and Gym room
- Snooker and Bar room
- Sun Terrace, Garden

We are pleased to offer for sale this extensive six bedroom family home, set over four floors with a large indoor heated swimming pool, sauna, gym and sun terrace. The property has to be viewed for the space it offers to be fully appreciated. Offered with NO CHAIN

Russell James Estate Agents Limited

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PORCH

ENTRANCE HALL

19'2 x 8'1 (5.84m x 2.46m)

Large entrance hall with cornice and ornate balustrade.

LOUNGE

17'11 x 18'10 (5.46m x 5.74m)

Spacious room with gas fire, brick feature wall, coving and patio doors leading to sun deck balcony.

SITTING ROOM

19'4 x 15'2 (5.89m x 4.62m)

Good size room with dado rail, coving and box window to front.

DINING ROOM

15'10 x 11'6 (4.83m x 3.51m)

Nice size room with space for dining table, coving and patio door leading to sun deck balcony.

BREAKFAST KITCHEN

13'3 x 12'4 (4.04m x 3.76m)

Fitted with a range of wall, display and base units with co-ordinating worktops, electric double oven, gas hob with extractor over, 1.5 bowl sink, integrated dishwasher and fridge/freezer. Breakfast bar, tiled walls, tiled floor and window to rear.

UTILITY ROOM

13'1 x 8'8 (3.99m x 2.64m)

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

GUEST W.C.

Fitted with a: pedestal wash hand basin and low level w.c. Tiled walls.

BASEMENT

BAR

33'9 x 16'9 (10.29m x 5.11m)

Large room with a range of fitted seating, bar and tiled floor.

SNOOKER ROOM

21'0 x 32'8 (6.40m x 9.96m)

Very spacious room with central light unit, four windows and patio door to side, two windows and patio door to swimming pool.

SWIMMING POOL

Stunning pool room with large heated pool, tiled floor and access to the garden.

GYM ROOM

17'9 x 12'11 (5.41m x 3.94m)

With fitted storage units, Sauna, spot lights, tiled floor and door to swimming pool.

SHOWER ROOM

Fitted with a: shower cubicle, pedestal wash hand basin and low level w.c. Tiled walls.

FIRST FLOOR

LANDING

BEDROOM 1

18'2 x 17'9 (5.54m x 5.41m)

Double room with fitted wardrobes, windows to front and side.

DRESSING AREA

12'6 x 7'0 (3.81m x 2.13m)

With a range of fitted furniture and wardrobes. Two windows to side. Access to en-suite.

EN-SUITE BATHROOM

11'2 x 8'3 (3.40m x 2.51m)

Fitted with a suite comprising of: shower cubicle, corner bath with telephone style mixer taps, pedestal wash hand basin, bidet and low level w.c. Tiled walls and window to rear.

BEDROOM 2

9'3 x 13'0 (2.82m x 3.96m)

Double room with dado rail and window to rear.

BEDROOM 3

10'8 x 14'2 (3.25m x 4.32m)

Double room with coving and window to front, leading to Bedroom 4.

BEDROOM 4

8'10 x 13'0 (2.69m x 3.96m)

Nice size single room with window to front.

FAMILY BATHROOM

12'7 x 7'2 (3.84m x 2.18m)

Fitted with a suite comprising of: shower cubicle, corner bath with telephone style mixer taps, pedestal wash hand basin, bidet and low level w.c. Tiled walls and window to rear.



LOUNGE



SWIMMING POOL



SITTING ROOM



DINING ROOM



BREAKFAST KITCHEN



SNOOKER ROOM



BAR



BEDROOM 1