

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 2nd exit onto Bridgewater Road, at end turn left onto memorial Road, at lights go straight ahead onto Bolton Road, take 2nd right onto Cecil Street, 4th Left into Spingside Avenue first left into Meadowside Avenue, and then second left into Wayside Avenue.

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

Energy Performance Certificate

7, Wayside Grove, Worsley, MANCHESTER, M28 3PH

Dwelling type: End-terrace House Reference number: 0714-3887-7722-9504-3361
 Date of assessment: 03 February 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 February 2014 Total floor area: 68 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:		£ 1,812
Over 3 years you could save		£ 309

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 126 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 309 over 3 years </div>
Heating	£ 1,215 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 342 over 3 years	£ 231 over 3 years	
Totals	£ 1,812	£ 1,503	

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

Rating	Current	Potential
(92-100) A	70	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

More energy efficient - lower running costs

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).

Not energy efficient - higher running costs

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 Floor insulation	£800 - £1,200	£ 90	✔
2 Low energy lighting for all fixed outlets	£40	£ 111	✔
3 Solar water heating	£4,000 - £8,000	£ 108	✔

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.



£525 PCM

7 Wayside Grove, Walkden, Worsley, Manchester, M28 3PH

- 2 Bedroom End Terrace
- Family Bathroom
- Lounge, Utility Room
- Gardens Front & Rear
- Fitted Kitchen, Alarm
- Offered Unfurnished
- Double Glazing, GCH
- Available Immediately

We are pleased to offer for rental this two double bedroom end terrcae. Situated wthin easy access of; Local schools, amienies and transport links for those looking to commute. Admin fee £175 other fee's may apply. DSS CONSIDERED.

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

14'1 x 13'0 (4.29m x 3.96m)

Nice size room with gas fire set on fire surround with mantle and hearth and box window to front.

FITTED KITCHEN

8'9 x 10'9 (2.67m x 3.28m)

Fitted with with base units with worktops. Space for dining table, partially tiled walls and window to rear. Door to:

UTILITY ROOM

7'9 x 5'3 (2.36m x 1.60m)

Fitted worktop with space for a washing machine, fridge/freezer and cooker. Window and door to rear.

FIRST FLOOR

LANDING

BEDROOM 1

9'5 x 13'3 (2.87m x 4.04m)

Double room with built-in wardrobe and window to front.

BEDROOM 2

12'10 x 10'1 (3.91m x 3.07m)

Double room with window to rear.

FAMILY BATHROOM

5'3 x 6'0 (1.60m x 1.83m)

Fitted with a suite comprising of: panelled bath with electric shower over, pedestal wash hand basin, mirrored vanity unit and low level w.c. Tiled walls and window to rear.

REAR OF PROPERTY

GARDENS

Laid to lawn with established planted beds.

ADMIN FEES

Admin fee £175 other fee's may apply.



LOUNGE



FITTED KITCHEN



UTILITY ROOM



BEDROOM 1



BEDROOM 2



FAMILY BATHROOM