

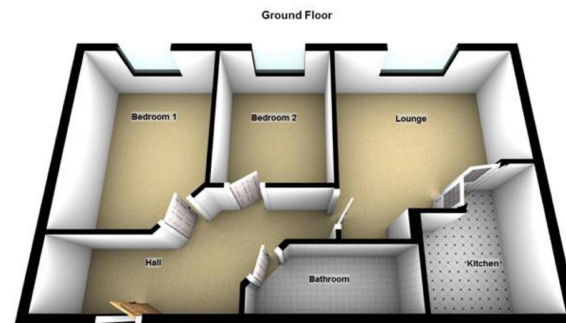


Russell James
estate agents & letting agents

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 <http://view.planup.co.uk/>



LOCATION

From our office on Newearth Road proceed towards Walkden at the mini round about take the 2nd exit onto Bridgewater Road at the end turn left onto Memorial Road, proceed straight ahead at traffic lights onto Bolton Road continue and the road becomes Worsley Road North. Turn left onto Hirst Avenue then first right onto Lentworth Drive following the road along.

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

5, Everside Close, Worsley, MANCHESTER, M28 3EY

Dwelling type: Ground-floor flat Reference number: 2478-1954-6280-8227-6910
 Date of assessment: 23 October 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 October 2013 Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 990

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 111 over 3 years | £ 111 over 3 years | Not applicable |
| Heating | £ 648 over 3 years | £ 648 over 3 years | |
| Hot Water | £ 231 over 3 years | £ 231 over 3 years | |
| Totals | £ 990 | £ 990 | |

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

| Very energy efficient - lower running costs | Current | Potential | Very energy efficient - higher running costs |
|---|---------|-----------|--|
| (92-100) A | | | (1-20) G |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



£63,500

5 Everside Close, Walkden, Worsley, Manchester, M28 3EY

- 2 Bedroom Apartment
- Situated Ground Floor
- Lounge, Modern Kitchen
- GCH, D/G, No Chain
- Security Intercom
- Modern Bathroom, Parking
- Communal Gardens
- Furniture Included

We are pleased to offer for sale this modern, well presented, two bedroom ground floor apartment. The vendor informs us that they are willing to sell the property with all the furniture included, making it ideal for a first time buyer or investor. NO CHAIN.

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855
 63 Manchester Road Pendlebury Swinton M27 5FX Tel: 0161 736 8777 Fax: 0161 736 8555
 Email: info@russell-james.com Web: www.russell-james.com www.russell-james.co.uk

GROUND FLOOR

ENTRANCE HALL

With intercom and laminate wood flooring.

LOUNGE/DINING ROOM

13'11 x 14'2 (4.24m x 4.32m)

Nice size room with space for dining table, laminate wood flooring and window to rear.

MODERN FITTED KITCHEN

8'4 x 8'7 (2.54m x 2.62m)

Fitted with a range of modern wall and base units with co-ordinating worktops, electric oven and hob with chimney style extractor over, spaces for washing machine, dishwasher and fridge/freezer. Partially tiled walls and tiled floor.

BEDROOM 1

11'10 x 8'5 (3.61m x 2.57m)

Double room with fitted wardrobes, laminate wood flooring and window to rear.

ADDITIONAL BEDROOM 1 PHOTO

BEDROOM 2

7'7 x 8'5 (2.31m x 2.57m)

Smaller double room with laminate wood flooring and window to rear.

MODERN FAMILY BATHROOM

5'2 x 8'8 (1.57m x 2.64m)

Fitted with a modern suite comprising of: panelled bath with shower over, shower screen, pedestal wash hand basin and low level w.c. Partially tiled walls and tiled floor.

GARDENS

There are communal gardens to the property and an allocated parking space.



LOUNGE/DINING ROOM



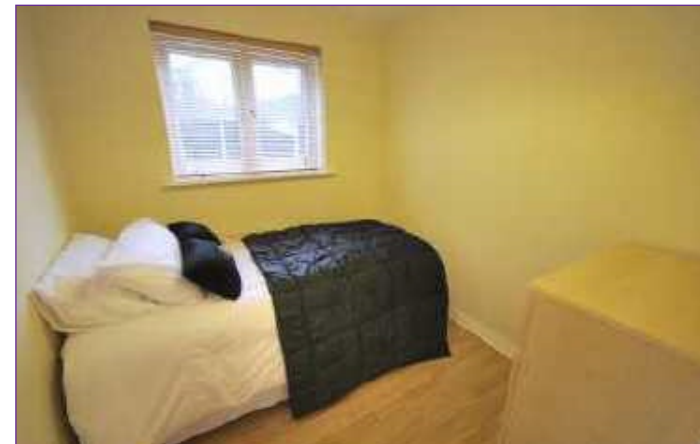
MODERN FITTED KITCHEN



BEDROOM 1



ADDITIONAL BEDROOM 1 PHOTO



BEDROOM 2



MODERN FAMILY BATHROOM