

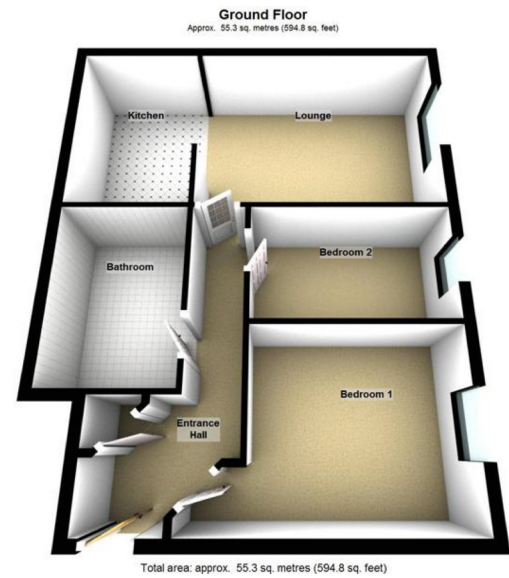


Russell James  
estate agents & letting agents

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



LOCATION

From our office on Newearth Road continue towards Walkden, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right, at next lights turn to your right onto the left hand road, then left into Atkin Street.

ENERGY PERFORMANCE CERTIFICATE

**Energy Performance Certificate**

Apartment 46  
5-7, Atkin Street  
Worsley  
MANCHESTER  
M28 3DG

Dwelling type: Top floor flat  
Date of assessment: 20 October 2008  
Date of certificate: 21 October 2008  
Reference number: 2408-0986-6280-5028-9000  
Total floor area: 54 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	86	87	(82 plus) A
(81 - 91) B			(71 - 81) B
(69 - 80) C			(59 - 70) C
(55 - 68) D			(45 - 58) D
(39 - 54) E			(29 - 44) E
(21 - 38) F			(11 - 28) F
(1 - 20) G			(1 - 10) G

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	121 kWh/m <sup>2</sup> per year	117 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.1 tonnes per year	1.0 tonnes per year
Lighting	£34 per year	£26 per year
Heating	£154 per year	£155 per year
Hot water	£83 per year	£83 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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 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.



£495 PCM

Manor Fold, 46 5 - 7 Atkin Street, Walkden, Worsley,

- 2 Bedroom Apartment
- Situated Second Floor
- Open Plan Living
- Security Intercom
- Gch, Double Glazing
- Allocated Parking
- Offered Furnished
- Available Immediately

We are pleased to offer for rental this well presented two double bedroom second floor apartment, within easy access of; Local schools, amenities and the motorway network. Offered furnished and available immediately. No DSS, pets or smokers. Admin fee £150 other

Russell James Estate Agents Limited

242 Newearth Road Ellenbrook Worsley M28 7UL Tel: 0161 790 8877 Fax: 0161 790 8855  
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## ENTRANCE HALL

Door to storage cupboard and door to:-

## MODERN BATHROOM

2.24m x 1.83m (7'4" x 6'0")

Fitted with a modern three piece bathroom suite comprising of:- panelled bath with shower over and glass shower screen, pedestal wash hand basin and low level w.c. Fully tiled walls.

## DINING AREA

Dining table and four chairs.

## MODERN FITTED KITCHEN

Fitted with a modern range of wall and base units with co-ordinating worktops. Integrated electric oven and gas hob with extractor fan over. Washer/dryer, fridge freezer and microwave oven. Partially tiled walls.

## LOUNGE

6.40m x 3.45m (21'0" x 11'4")

Good size room with two sofas and coffee table, window to front, open plan living to:-

## BEDROOM 1

Double room with window to front. Double bed, double wardrobe and bedside cabinets.

## BEDROOM 2

3.81m x 2.08m (12'6" x 6'10")

Double room with window to front. Double bed, double wardrobe and bedside cabinet.

## COMMUNAL GARDENS

Externally there is allocated parking. The grounds are security walled and gated.

## ADMIN FEE

Admin fee £150 other fee's may apply



LOUNGE



MODERN BATHROOM



BEDROOM 1



DINING AREA



MODERN FITTED KITCHEN



BEDROOM 2