



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 proceed towards Walkden, at roundabout take 2nd exit onto Bridgewater Road at end turn left onto Memorial Road, at lights turn right onto Manchester Road keeping in the left hand lane, take the 6th left into Whittle Street and the property is on the left hand side.

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

Flat 7 Whittle Gardens, 1A, Whittle Street, Worsley, MANCHESTER, M28 3WT

Dwelling type: Mid-floor flat
Date of assessment: 17 February 2011
Date of certificate: 17 February 2011
Reference number: 9138-1065-6292-8019-8984
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 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
C	B	D	C
76	80	72	74

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	251 kWh/m ² per year	234 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.9 tonnes per year
Lighting	£74 per year	£37 per year
Heating	£148 per year	£136 per year
Hot water	£144 per year	£144 per year



£475 PCM

7 Whittle Gardens, Walkden, Worsley, Manchester, M28 3WT

- 2 Bedroom Apartment
- Situated On First Floor
- Lounge, Modern Kitchen
- D/ Glazing, Intercom
- Electric Heating, Parking
- Modern Bathroom
- Offered Part Furnished
- Available Immediately

We are pleased to offer for rental this modern two bedroom first floor apartment situated on the first floor. Within easy access of; Local schools, Walden Town Centre with all its amenities and the A580. Part furnished and available immediately. NO DSS or pets. Admin

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.

LOUNGE/DINING ROOM

16'10 x 14'5 (5.13m x 4.39m)

Nice size room with space for dining table and chairs, coffee table and two seater sofa. Window to side and window to rear. Open plan to:

MODERN FITTED KITCHEN

16'10 x 14'5 (5.13m x 4.39m)

Fitted with modern fitted wall and base units with co-ordinating worktops, electric oven and hob with feature extractor over, washing machine and integrated fridge and freezer. Partially tiled walls, 1.5 bowl sink, tiled floor and window to side.

BEDROOM 1

13'0 x 9'11 (3.96m x 3.02m)

Double room with two double wardrobes and two bedside tables. Window to rear.

BEDROOM 2

13'0 x 6'10 (3.96m x 2.08m)

Good size single room with window to rear.

MODERN BATHROOM

8'9 x 6'0 (2.67m x 1.83m)

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

COMMUNAL GARDENS

There is communal parking to the property.

ADMIN FEES

Admin fee £175 other fee's may apply



LOUNGE/DINING ROOM



MODERN FITTED KITCHEN



BEDROOM 1



BEDROOM 2

