

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 the A580 and take 2nd right into Ellenbrook Road, at roundabout take 2nd exit onto Bridgewater Road. At end of Bridgewater Road turn left onto Mosley Common Road and take 1st right into Glendale Rd, take 1st left into Gilda road.

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

93, Gilda Road, Worsley, MANCHESTER, M28 1BP

Dwelling type: Semi-detached bungalow Reference number: 8305-7528-3430-0861-5992
 Date of assessment: 19 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 August 2015 Total floor area: 80 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:		£ 2,493
Over 3 years you could save		£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 156 over 3 years	You could save £ 318 over 3 years
Heating	£ 1,941 over 3 years	£ 1,809 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
Totals	£ 2,493	£ 2,175	

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
A (92-100)		
B (81-91)		
C (69-80)		
D (54-68)	65	80
E (39-54)		
F (21-38)		
G (1-20)		

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).

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 (solid floor)	£4,000 - £8,000	£ 144	Yes
2 Low energy lighting for all fixed outlets	£30	£ 81	Yes
3 Solar water heating	£4,000 - £8,000	£ 90	Yes

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.

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Russell James

estate agents & letting agents



£169,999

93 Gilda Road, Boothstown, Worsley, Manchester, M28 1BP

- 2 Bedroom Semi Detached
- True Bungalow, GCH
- Lounge, Dining Area
- Modern Fitted Kitchen
- Conservatory, Gardens
- Modern Family Bathroom
- Driveway, Det Garage
- Stunning Views To Rear

We are pleased to offer for sale this beautifully presented two bedroom semi detached true bungalow. Situated in a popular residential location, within easy access of; Local schools, amenities and transport links. Stunning views to rear..

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

LOUNGE

16'10 x 12'2 (5.13m x 3.71m)

Good size room with gas fire set in feature fire surround with mantle and heath, coving, laminate wood flooring and window to front.

DINING AREA

7'10 x 6'8 (2.39m x 2.03m)

Space for dining table, tiled floor and double doors to conservatory. Open to:

MODERN FITTED KITCHEN

9'8 x 7'10 (2.95m x 2.39m)

Newly fitted with a range of modern wall and base units with complimentary worktops, double oven, gas hob with feature extractor over, space for fridge/freezer, integrated washing machine and dishwasher. Tiled floor and window to rear.

CONSERVATORY

7'10 x 14'10 (2.39m x 4.52m)

Nice size conservatory with tiled floor and door to side.

BEDROOM 1

12'4 x 10'11 (3.76m x 3.33m)

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

BEDROOM 2

12'7 x 7'10 (3.84m x 2.39m)

Large single room with laminate wood flooring and window to rear. Access to boarded loft via paddle stairs.

MODERN BATHROOM

6'6 X 5'3 (1.98m X 1.60m)

Fitted with a modern suite comprising of shower cubicle, wash hand basin and low level w.c. Tiled walls, cushioned floor, feature radiator and window to side.

GARDENS

The garden to the front has a lawned area with planted bed, space for off road parking and double gates giving access to the drive leading to the garage at the rear. To the rear the attractive garden which is not overlooked, and has stunning views, is mainly laid to lawn with established planted borders, a greenhouse and shed.

GARAGE

With power, light and window to side.

VIEWS



LOUNGE



MODERN FITTED KITCHEN



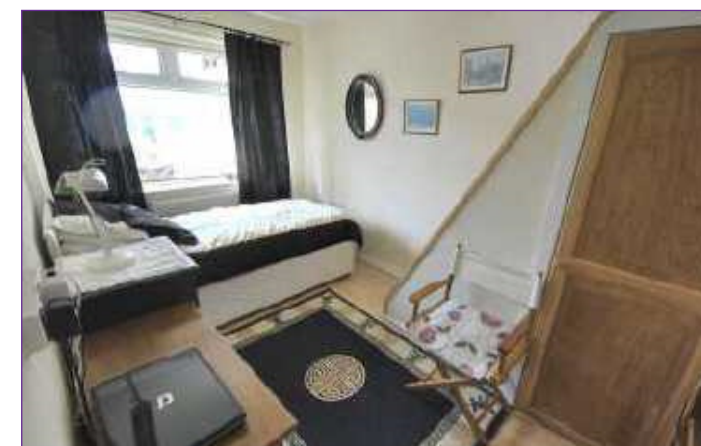
DINING AREA



CONSERVATORY



BEDROOM 1



BEDROOM 2



MODERN BATHROOM



VIEWS