



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 1st exit onto Hilton Lane, at lights turn left onto Manchester Road East, at main lights (Armitage Ave/Cleggs Lane go straight ahead onto Manchester Road West and the property is further along on the right 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

384, Manchester Road West, Little Hulton, MANCHESTER, M38 9XU

Dwelling type: Mid-terrace house Reference number: 8093-3093-6029-0097-6943
 Date of assessment: 11 November 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 10 January 2015 Total floor area: 96 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:	£ 3,810
Over 3 years you could save	£ 1,317

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 195 over 3 years	You could save £ 1,317 over 3 years
Heating	£ 2,772 over 3 years	£ 2,004 over 3 years	
Hot Water	£ 777 over 3 years	£ 294 over 3 years	
Totals	£ 3,810	£ 2,493	

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 rating: **D** (54) Potential rating: **B** (70)

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 Cavity wall insulation	£500 - £1,500	£ 309	✓
2 Increase hot water cylinder insulation	£15 - £30	£ 117	✓
3 Low energy lighting for all fixed outlets	£15	£ 48	✓

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.



Reduced to £60,000

384 Manchester Road West, Little Hulton, Manchester, M38 9XU

- 2 Bedroom Mid Terrace
- 2 Bathrooms, No Chain
- 2 Reception Rooms
- Gardens Front & Rear
- Fitted Breakfast Kitchen
- Updating Required
- Storage Heaters, D/G
- Ideal For An Investor

We are pleased to offer for sale this two double bedroom mid terrace property, with two bathrooms. Situated within easy access of local amenities, schools and transport links. Ideal for an investor or first time buyer. No chain. Ideal for an investor.

Russell James Estate Agents Limited

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GROUND FLOOR

VESTIBULE

LOUNGE

14'10 x 14'5 (4.52m x 4.39m)

Nice size room with modern gas fire, laminate wood flooring and window to front.

FITTED BREAKFAST KITCHEN

14'6 x 14'5 (4.42m x 4.39m)

Fitted with a range of wall and base units with co-ordinating worktops, electric double oven, electric hob with extractor over, spaces for washing machine, fridge and freezer. Space for breakfast table, laminate wood flooring, window and door to rear.

DINING ROOM

9'9 x 9'3 (2.97m x 2.82m)

Space for dining table, laminate wood flooring and window to side.

WETROOM

7'11 x 9'11 (2.41m x 3.02m)

Fitted with an electric shower, wall mounted wash hand basin and low level w.c. Tiled walls and window to side.

FIRST FLOOR

LANDING

Loft access

BEDROOM 1

12'4 x 14'4 (3.76m x 4.37m)

Double room with laminate wood flooring and window to front..

BEDROOM 2

10'3 x 8'6 (3.12m x 2.59m)

Double room with window to rear.

FAMILY SHOWER ROOM

10'7 x 5'1 (3.23m x 1.55m)

Fitted with a suite comprising of: shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Partially tiled walls, tiled floor and window to rear.

GARDENS

There is a small walled garden to the front. The block paved enclosed garden to the rear has a rockery area and shed.



LOUNGE



FITTED BREAKFAST KITCHEN



DINING ROOM



WETROOM



BEDROOM 1



BEDROOM 2