

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, take the 2nd right onto Ellenbrook Road, at roundabout take 2nd exit onto Bridgewater Road then 1st right onto Hindburn Drive.

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 is 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.



Russell James
estate agents & letting agents



£725 PCM

3 Hindburn Drive, Ellenbrook, Worsley, Manchester, M28 1XY

- 3 Bedroom Detached
- 2 Reception Rooms
- Fitted Kitchen, Gch
- D/ Glazing, 2 Bathrooms
- Detached Garage
- Gardens To 3 Sides, Drive
- Offered Unfurnished
- Available 22nd June 2016

We are pleased to offer for rental this three bedroom detached family home, situated in a sought after location, within easy access to: local schools, amenities and the A580. Offered unfurnished and available 22nd June. NO DSS. Admin fee £175 other fee's may apply

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

3, Hindburn Drive
Worsley
MANCHESTER
M28 1XY

Dwelling type: Detached house
Date of assessment: 26 November 2007
Date of certificate: 29 November 2007
Reference number: 8423-6729-4129-1386-9022
Total floor area: 92 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
D	A	F	A
63	72	58	68

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	279 kWh/m ² per year	216 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.3 tonnes per year
Lighting	£76 per year	£38 per year
Heating	£431 per year	£357 per year
Hot water	£109 per year	£98 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 this 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.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. 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

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GROUND FLOOR

ENTRANCE HALL

LOUNGE

3.99m x 3.94m (13'1" x 12'11")

Nice size room with gas fire and feature fire surround with mantle and hearth. Coving, laminate wood flooring and box window to front.

DINING ROOM

3.25m x 3.00m (10'8" x 9'10")

Space for dining table, laminate wood flooring and patio door to:

FITTED KITCHEN

3.12m x 2.87m (10'3" x 9'5")

Fitted with wall and base units with co-ordinating worktops, electric oven, gas hob with extractor over, fridge/freezer and washing machine. Partially tiled walls and window to rear.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

4.04m x 3.76m (13'3" x 12'4")

Double room with fitted wardobes and bridging units, box window to front. Door to:

EN SUITE

2.84m x 0.97m (9'4" x 3'2")

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

BEDROOM 2

3.76m x 3.00m (12'4" x 9'10")

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

BEDROOM 3

3.00m x 2.11m (9'10" x 6'11")

Single room with window to rear.

FAMILY BATHROOM

2.57m x 2.08m (8'5" x 6'10")

Fitted with a suite comprising of: panelled bath with mixer tap shower, pedestal wash hand basin and low level w.c. Fully tiled walls and window to front.

GARDENS

There are gardens to three sides and a driveway leading to a single garage.

ADMIN FEES

Admin fee £175 other fee's may apply



LOUNGE



DINING ROOM



FITTED KITCHEN



BEDROOM 1



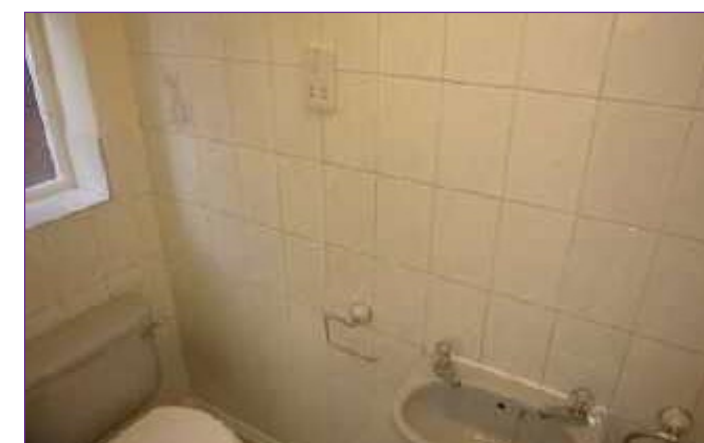
BEDROOM 2



BEDROOM 3



FAMILY BATHROOM



EN SUITE