

**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 Walkden, take 1st exit at mini roundabout onto Hilton Lane, at end turn left onto Manchester Road East, turn right at main traffic lights onto Cleggs Lane and 118 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**

118, Cleggs Lane, Little Hulton, MANCHESTER, M38 9RW

Dwelling type: End-terrace house Reference number: 8205-7823-2310-7247-6906  
 Date of assessment: 03 July 2015 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 14 July 2015 Total floor area: 78 m<sup>2</sup>

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:	£ 2,703
Over 3 years you could save	£ 666

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 153 over 3 years	You could save £ 666 over 3 years
Heating	£ 2,115 over 3 years	£ 1,674 over 3 years	
Hot Water	£ 309 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,703</b>	<b>£ 2,037</b>	

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)		
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 Cavity wall insulation	£500 - £1,500	£ 456	✓
2 Low energy lighting for all fixed outlets	£70	£ 108	✓
3 Solar water heating	£4,000 - £8,000	£ 99	✓

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](http://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.



**Russell James**  
estate agents & letting agents



**£75,000**

**118 Cleggs Lane, Little Hulton, Manchester, M38 9RW**

- 3 Bedroom End Terrace
- Modern Fitted Kitchen
- Dining Area, Lounge
- Modern Family Bathroom
- New Gch, New D/Glazing
- Yard to rear, No Chain
- Suit 1st Buyer/Investor
- Recently Renovated

We are pleased to offer for sale this well presented, three bedroom garden fronted, end terrace family home, that has recently been renovated. The property would be ideal for a first time buyer or investor. Recently renovated. Offered with NO CHAIN.

Russell James Estate Agents Limited

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## GROUND FLOOR

### VESTIBULE

Spotlight and laminate wood flooring.

### LOUNGE

14'11 x 14'7 (4.55m x 4.45m)

Nice size room with laminate wood flooring and window to front.

### DINING AREA

Space for dining table, laminate wood flooring and window to rear. Open to:

### MODERN FITTED KITCHEN

12'5 x 13'8 (3.78m x 4.17m)

Fitted with a range of modern wall and base units with co-ordinating worktops, space for gas or electric cooker with extractor over, sink unit, spaces for washing machine and fridge/freezer. Partially tiled walls, laminate wood flooring, spotlights, under-stairs storage, window and door to rear.

## FIRST FLOOR

### LANDING

With spindled balustrade and loft access.

### BEDROOM 1

14'5 x 10'2 (4.39m x 3.10m)

Double room with window to front.

### BEDROOM 2

14'8 x 5'10 (4.47m x 1.78m)

Single room with window to front.

### BEDROOM 3

9'6 x 6'5 (2.90m x 1.96m)

Single room with window to rear.

### MODERN FAMILY BATHROOM

9'8 x 5'10 (2.95m x 1.78m)

Fitted with with a modern suite comprising of: L-shaped bath with shower over and shower screen, pedestal wash hand basin and low level w.c. Fully tiled walls, tiled floor, spotlights, feature radiator and window to rear.

## REAR OF PROPERTY

### GARDENS

To the front is a small walled garden with planted borders. The enclosed garden to the rear has been paved for easy maintenance. The rear garden is not overlooked.

### ADDITIONAL INFORMATION

The property which is in a ready to move into condition, has recently been fully refurbished with new gas central heating and double glazing throughout. The vendor informs us that the property has also been rewired.



LOUNGE



MODERN FITTED KITCHEN



BEDROOM 1



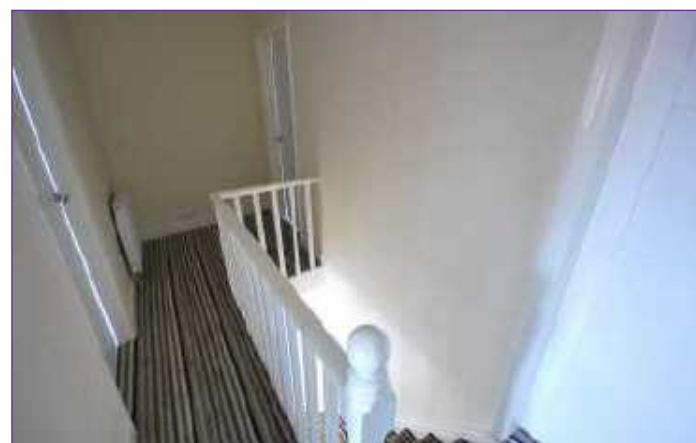
BEDROOM 2



BEDROOM 3



MODERN FAMILY BATHROOM



LANDING