

## 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 taking your first right onto Carlton 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.

## ENERGY PERFORMANCE CERTIFICATE

**Energy Performance Certificate**

**13, Carlton Road, Worsley, MANCHESTER, M28 7TT**

Dwelling type: Semi-detached bungalow      Reference number: 8503-2253-8729-6097-3363  
 Date of assessment: 15 July 2016      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 15 July 2016      Total floor area: 88 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

<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 2,205</b>
<b>Over 3 years you could save</b>		<b>£ 264</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,665 over 3 years	£ 1,506 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; display: inline-block;">                     You could save £ 264 over 3 years                 </div>
Hot Water	£ 327 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,205</b>	<b>£ 1,941</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 (55-68)	71	84
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). 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 Floor insulation (suspended floor)	£800 - £1,200	£ 159	✔
2 Solar water heating	£4,000 - £8,000	£ 102	✔
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 747	✔

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.



**£184,995**

**13 Carlton Road, Ellenbrook, Worsley, Manchester, M28 7TT**

**GROUND FLOOR**

**LOUNGE**

**FITTED KITCHEN**

**BEDROOM 1 / SITTING ROOM**

**FAMILY BATHROOM**

**INNER HALLWAY**

**FIRST FLOOR**

**LANDING**

**BEDROOM 2**

**BEDROOM 3**

**REAR OF PROPERTY**

**GARDENS**

**ADDITIONAL INFORMATION**