

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, at roundabout take 2nd exit onto Ellenbrook Road, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Mosley Common and the property is further along on the left 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

227, Mosley Common Road, Worsley, MANCHESTER, M28 1SF

Dwelling type: Semi-detached house Reference number: 0836-2834-7427-0525-5365
 Date of assessment: 24 February 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 February 2015 Total floor area: 73 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:		£ 3,090
Over 3 years you could save		£ 1,332

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 144 over 3 years	You could save £ 1,332 over 3 years
Heating	£ 2,118 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 708 over 3 years	£ 216 over 3 years	
Totals	£ 3,090	£ 1,758	

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

Current: 64 Potential: 86

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 (suspended floor)	£800 - £1,200	£ 123	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 84	Yes
3. Increase hot water cylinder insulation	£15 - £30	£ 96	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



Reduced to £113,995

227 Mosley Common Road, Mosley Common, Worsley,

- 3 Bedroom Semi Detached
- Family Bathroom, Drive
- 2 Reception Rooms
- Gardens To 3 Sides
- Kitchen, Breakfast Area
- No Chain, Investment
- GCH, Double Glazing
- Potential To Extend

We are pleased to offer for sale this three bedroom semi detached property. Although the property is in needs of some updating, an internal viewing is essential to fully appreciate Viewing highly recommended. Ideal investment opportunity. NO CHAIN.

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

OPEN PORCH

ENTRANCE HALL

With under-stairs storage and stairs to first floor.

LOUNGE

13'0 x 10'3 (3.96m x 3.12m)

With brick fire surround with mantle and hearth, coving and bow window to front. Open to:

DINING ROOM

12'4 x 10'3 (3.76m x 3.12m)

Nice size room with space for dining table, coving and window to rear. Sliding door to entrance hall.

KITCHEN

9'8 x 9'4 (2.95m x 2.84m)

With wall and base units with worktops, sink unit, spaces for cooker, washing machine and dishwasher. Partially tiled walls, window to rear and door to side. Open to:

BREAKFAST AREA

6'0 x 8'0 (1.83m x 2.44m)

Breakfast bar, space for fridge, access to shower and sliding door to entrance hall.

FIRST FLOOR

LANDING

With window to side.

BEDROOM 1

11'8 x 9'3 (3.56m x 2.82m)

Double room with fitted wardrobes and bridging units. Window to front.

BEDROOM 2

9'6 x 9'2 (2.90m x 2.79m)

Smaller double room with loft access and window to rear.

BEDROOM 3

6'8 x 6'9 (2.03m x 2.06m)

Single room with window to front.

FAMILY BATHROOM

Fitted with a suite comprising of: panelled bath, pedestal wash hand basin and low level w.c. Tiled walls and window to rear.

REAR OF PROPERTY

GARDENS

The property has nicely maintained gardens to three sides. To the front the garden is lawned with planted borders and bed. To the side the garden is mainly lawned with planted borders, feature bed and a gate giving access to the rear. The garden to the rear has two lawned area's with planted borders, feature bed and a paved driveway accessed via double gates.



LOUNGE



DINING ROOM



KITCHEN



BREAKFAST AREA



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM