

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 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

139, Newearth Road, Worsley, MANCHESTER, M28 7UL

Dwelling type: Semi-detached house Reference number: 0909-2898-7856-9007-9421
 Date of assessment: 06 May 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 May 2013 Total floor area: 97 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:		£ 3,195
Over 3 years you could save		£ 1,059

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 159 over 3 years	You could save £ 1,059 over 3 years
Heating	£ 2,586 over 3 years	£ 1,788 over 3 years	
Hot Water	£ 306 over 3 years	£ 189 over 3 years	
Totals	£ 3,195	£ 2,136	

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: G (60) Potential: B (81)

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	£ 501	✓
2 Floor insulation	£800 - £1,200	£ 180	✓
3 Low energy lighting for all fixed outlets	£55	£ 120	✓

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 costs.



Russell James
estate agents & letting agents



£175,000

139 Newearth Road, Ellenbrook, Worsley, Manchester, M28 7UL

- 3 Bedroom Semi Detached
- 2 Reception Rooms
- Fitted Breakfast Kitchen
- Gas Central Heating
- Double Glazing, Alarm
- Family Bathroom
- Gardens, No Chain
- Driveway & Carport

We are pleased to offer for sale this three bedroom extended semi detached family home. Situated in the popular Ellenbrook location, within easy access of; Local schools, amenities and the A580. Viewing recommended. 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

ENTRANCE HALL

With stairs to first floor and picture rail.

LOUNGE

13'8 x 12'6 (4.17m x 3.81m)

Fitted with a gas fire set within feature fire surround, mantel and hearth. Coving, picture rail and Bay window to front.

SITTING ROOM / DINING AREA

20'5 x 12'6 (6.22m x 3.81m)

Extended room fitted with a gas fire set within a feature fire surround, mantel and hearth. Spaces for dining table, coving, picture rail and French doors to rear garden.

BREAKFAST AREA

With space for breakfast table and chairs and box window to side, open plan to fitted kitchen.

FITTED KITCHEN

16'10 x 7'5 (5.13m x 2.26m)

Fitted with a range of wall, base and display units with co-ordinating worktops over. Integrated electric oven and gas hob with extractor fan over. Spaces for fridge freezer and washing machine. Partially tiled walls, tiled floor, door to side and window to rear.

FIRST FLOOR

LANDING

With access to loft area, and window to side.

BEDROOM 1

13'10 x 10'7 (4.22m x 3.23m)

Double room with fitted wardrobes, coving and Bay window to front.

BEDROOM 2

11'2 x 10'7 (3.40m x 3.23m)

Double room with fitted wardrobes, coving and window to rear.

BEDROOM 3

7'11 x 7'5 (2.41m x 2.26m)

Single room currently being used as a study with coving and window to side.

FAMILY BATHROOM

8'2 x 7'10 (2.49m x 2.39m)

Fitted with a four piece suite comprising of:- panelled bath with mixer tap style shower over, separate shower cubicle with electric shower. pedestal wash hand basin and low level w.c. Partially tiled walls and window to rear.

GARDENS

Externally there are gardens to the front and rear of the property. To the front the garden is mainly laid to lawn with planted borders and shrubs together with a good size driveway leading to a car port and single detached garage with power, lighting and a pit providing ample off road parking. To the rear the garden is laid to lawn with planted borders together with a paved patio area.

REAR OF PROPERTY



LOUNGE



SITTING ROOM / DINING AREA



SITTING ROOM / DINING AREA



BREAKFAST AREA



FITTED KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3