

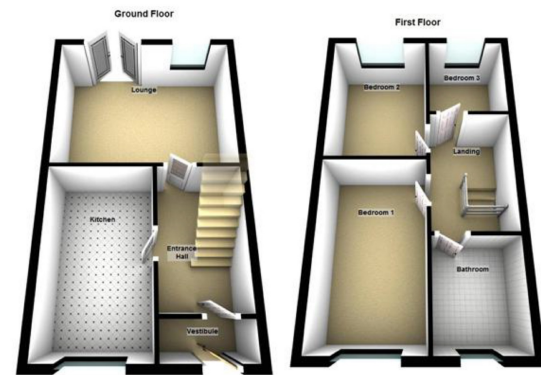
## GARDENS



## 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, at roundabout take 1st exit onto Bridgewater Road, at end turn left onto left onto Memorial Road, at lights turn immediate left onto Bridgewater Road, take 2nd right onto Athens Drive, following the road to the end and Sparta Avenue is on the left.

### 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**

11, Sparta Avenue, Worsley, MANCHESTER, M28 3FB

Dwelling type: Semi-detached house  
Date of assessment: 11 January 2013  
Date of certificate: 20 January 2013

Reference number: 8587-7429-0730-4423-0996  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 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:		£ 1,932
Over 3 years you could save		£ 522

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 138 over 3 years	You could save £ 522 over 3 years
Heating	£ 1,374 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 306 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,932</b>	<b>£ 1,410</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**

Current: 70 | Potential: 88

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	£800 - £1,200	£ 132	✓
2 Low energy lighting for all fixed outlets	£40	£ 93	✓
3 Heating controls (room thermostat)	£350 - £450	£ 69	✓

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.

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**£105,000**

## 11 Sparta Avenue, Walkden, Worsley, Manchester, M28 3FB

- 3 Bedroom End Quasi
- Lounge, Alarm, No Chain
- Modern Dining Kitchen
- Gch, D/ Glazing
- Modern Bathroom
- Gardens and Driveway
- Beautifully Presented
- Ideal First Time Buy

We are pleased to offer for sale this beautifully presented three bedroom end quasi semi. Situated within easy access of; Walkden Town Centre with all its amenities, local schools and the A580. Ideal for a first time buyer or growing family. Viewing essential to fully appreciate.



## GROUND FLOOR

### VESTIBULE

Door to:

### ENTRANCE HALL

Stairs to first floor.

### LOUNGE

*11'9 x 15'8 (3.58m x 4.78m)*

Good size room with window and French doors to rear.

### MODERN FITTED KITCHEN

*15'5 x 9'2 (4.70m x 2.79m)*

Spacious dining kitchen, fitted with a range of modern high gloss wall and base units with complimentary worktops, electric oven, gas hob with extractor over, spaces for washing machine, fridge and freezer. Partially tiled walls, 1.5 bowl sink and window to front.

### DINING AREA

Space for dining table.

## FIRST FLOOR

### LANDING

Airing cupboard and loft access.

### BEDROOM 1

*15'3 x 9'7 (4.65m x 2.92m)*

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

### BEDROOM 2

*12'5 x 9'7 (3.78m x 2.92m)*

Double room with modern fitted wardrobes and bridging units. Window to rear.

### BEDROOM 3

*9'3 x 5'10 (2.82m x 1.78m)*

Single room with laminate wood flooring and window to rear.

### MODERN FAMILY BATHROOM

*5'9 x 6'7 (1.75m x 2.01m)*

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

### GARDENS

To the front there is a small lawn area and a block paved driveway off road parking for two vehicles. There is a paved yard to the rear with a raised border.

