

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 Newarth Road proceed towards Walkden, at roundabout take 2nd exit onto Bridgewater Road, at end turn left onto Memorial Road, at lights turn right onto Manchester Road keeping in the left hand lane at lights go straight ahead, following the road along, going under the motorway bridge and continuing into Swinton along the A6. Once past the Police Station take the left at the main traffic lights onto Station Road and follow to the end to traffic lights. Turn right at the lights onto A666 Bolton Road and then take the third right into Pendlebury Road. The property is on the left hand side further along.

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

84, Pendlebury Road, Pendlebury, Swinton, MANCHESTER, M27 4AY

Dwelling type: Semi-detached house Reference number: 8908-4292-5629-9777-0343
 Date of assessment: 31 July 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 31 July 2014 Total floor area: 77 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:	£ 2,289
Over 3 years you could save	£ 351

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 1,842 over 3 years	£ 1,572 over 3 years	You could save £ 351 over 3 years
Hot Water	£ 288 over 3 years	£ 207 over 3 years	
Totals	£ 2,289	£ 1,938	

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 (55) 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).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 194	Yes
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 75	Yes
3 Solar water heating	£4,000 - £8,000	£ 84	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



£114,995

84 Pendlebury Road, Pendlebury, Swinton, Manchester,

- 3 Bedroom Semi Detached
- 3 Reception Rooms
- Fitted Kitchen
- GCH, Double Glazing
- Family Bathroom
- Gardens, Driveway
- Tenant In Situ
- Viewing Recommended

We are pleased to offer for sale this three bedroom semi detached family home. Situated within easy access of; Local schools, Swinton Town centre with all its amenities and the A580. Suitable as a buy to let with tenant in situ. Viewing recommended.

Russell James Estate Agents Limited

242 Newarth 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

ENCLOSED PORCH

ENTRANCE HALL

LOUNGE

14'9 x 10'3 (4.50m x 3.12m)

Nice size room with gas fire, fire surround with mantle and hearth, dado rail, laminate wood flooring and bay window to front.

DINING ROOM

13'6 x 10'3 (4.11m x 3.12m)

Space for dining table and patio doors to rear.

BREAKFAST AREA

6'9 x 5'9 (2.06m x 1.75m)

Space for breakfast table, laminate wood flooring and door to: Window to side.

FITTED KITCHEN

13'0 x 7'8 (3.96m x 2.34m)

Fitted with a range of wall, display and base units with co-ordinating worktops, gas cooker with extractor over, spaces for washing machine, fridge and freezer. Partially tiled walls, window to rear and door to side.

FIRST FLOOR

LANDING

BEDROOM 1

11'2 x 10'10 (3.40m x 3.30m)

Double room with laminate wood flooring and window to front.

BEDROOM 2

10'4 x 10'10 (3.15m x 3.30m)

Double room with laminate wood flooring and window to rear.

BEDROOM 3

7'0 x 6'0 (2.13m x 1.83m)

Single bedroom with laminate wood flooring and window to front.

FAMILY BATHROOM

6'10 x 5'10 (2.08m x 1.78m)

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

GARDENS

To the front is a small paved garden a long paved driveway giving ample off road parking and double gates. The garden to the rear is laid to lawn with a paved patio area.

ADDITIONAL INFORMATION

The vendor informs us the property is leasehold. Council tax band B



LOUNGE



DINING ROOM



FITTED KITCHEN



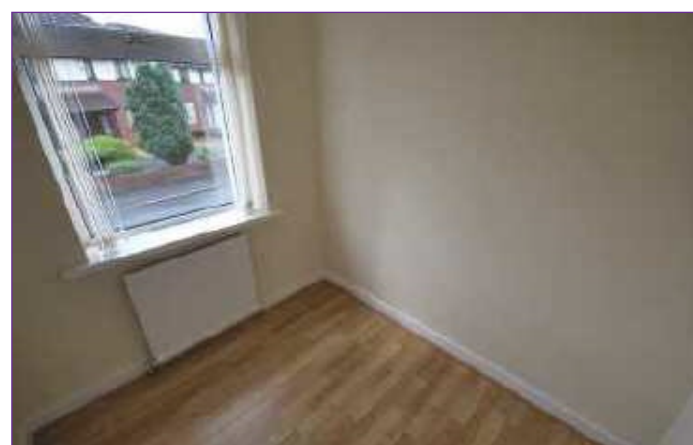
BREAKFAST AREA



BEDROOM 1



BEDROOM 2



BEDROOM 3



FAMILY BATHROOM