

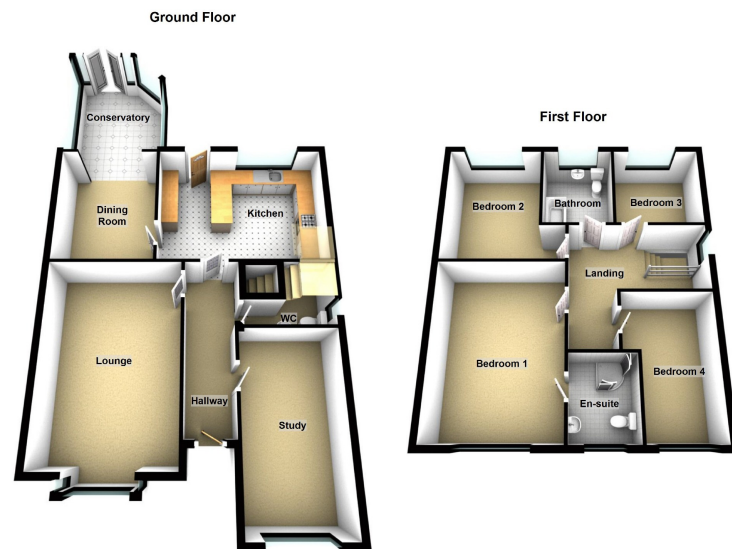
## GARDENS



## 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 <http://view.planup.co.uk/>



## LOCATION

From our office on Newearth Road proceed towards the A580, at roundabout take 2nd exit onto Ellenbrook Road, at next roundabout take 2nd exit onto Bridgewater Road, 1st left onto Lightwood then 1st right onto Arkholme and the property is on the immediate 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**

3, Arkholme, Worsley, MANCHESTER, M28 1ZJ

Dwelling type: Detached house Reference number: 9188-1040-7221-2384-3924  
 Date of assessment: 18 September 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 28 September 2014 Total floor area: 139 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:	£ 3,837
Over 3 years you could save	£ 588

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 210 over 3 years	You could save £ 588 over 3 years
Heating	£ 3,102 over 3 years	£ 2,712 over 3 years	
Hot Water	£ 327 over 3 years	£ 327 over 3 years	
<b>Totals</b>	<b>£ 3,837</b>	<b>£ 3,249</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**

Band	Current	Potential
A		
B		
C		
D	63	76
E		
F		
G		

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	£ 243	✓
2 Low energy lighting for all fixed outlets	£80	£ 171	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 174	✓

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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Russell James

estate agents & letting agents



**£334,950**

## 3 Arkholme, Ellenbrook, Worsley, Manchester, M28 1ZJ

- 4 Bedroom Detached
- 3 Reception Rooms
- Conservatory, Guest W.C
- GCH, Double Glazing
- Modern Breakfast Kitchen
- 2 Modern Bathrooms
- Gardens Front & Rear
- Large Paved Driveway

We are pleased to offer for sale this beautifully presented, spacious four bedroom detached family home with three reception rooms plus conservatory. Situated in the sought after Ellenbrook location within easy access of; Local schools, amenities and transport links.

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](mailto:info@russell-james.com) Web: [www.russell-james.com](http://www.russell-james.com) [www.russell-james.co.uk](http://www.russell-james.co.uk)



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.



## GROUND FLOOR

### OPEN PORCH

### ENTRANCE HALL

With Amtico flooring, coving and stairs to first floor.

### MODERN GUEST W.C.

8'0 x 6'8 (2.44m x 2.03m)

Fitted with a modern suite comprising of: Amtico flooring, coving, feature radiator and window to side.

### LOUNGE

18'8 x 12'7 (5.69m x 3.84m)

Good size room with modern gas fire set in modern feature surround with mantle and hearth, coving and box window to front.

### MODERN BREAKFAST KITCHEN

11'0 x 15,8 (3.35m x 0.38m)

Newly fitted with a range of modern wall and base units with complimentary worktops, electric double oven, integrated microwave, ceramic hob with feature extractor over, space for inset American fridge/freezer, integrated dishwasher, washing machine and dryer.

### TV ROOM / DINING ROOM

9'7 x 10'3 (2.92m x 3.12m)

Nice size room (currently used as a t.v. Room) With space for dining table and coving.

### CONSERVATORY

12'11 x 10'9 (3.94m x 3.28m)

Dwarf wall, coving, wall heater, Amtico flooring and French door to rear garden.

### STUDY / PLAYROOM

10'11 x 8'0 (3.33m x 2.44m)

Nice size room (currently used as a study) with window to front.

## FIRST FLOOR

### LANDING

With spindled balustrade, access to partially boarded loft and airing cupboard.

### BEDROOM 1

13'7 x 11'11 (4.14m x 3.63m)

Double room with a range of modern fitted wardrobes and bridging units and window to front. Door to:

### MODERN EN SUITE

5'7 x 5'2 (1.70m x 1.57m)

Fitted with a modern suite comprising of: shower cubicle, wall mounted wash hand basin and low level w.c. Partially tiled walls, tiled floor, feature radiator, spotlights and window to front.

### BEDROOM 2

12'11 x 9'6 (3.94m x 2.90m)

Double room with a range of modern fitted wardrobes and bridging units and window to rear.

### BEDROOM 3

7'4 x 9'2 (2.24m x 2.79m)

Single room with modern fitted wardrobes and window to rear.

### BEDROOM 4

8'9 x 8'0 (2.67m x 2.44m)

Single room with modern fitted wardrobes and window to front.

### MODERN FAMILY BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

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

### REAR OF PROPERTY

### GARDENS

The garden to the front has a small lawn with planted border, a large Indian Stone driveway giving ample off road parking and access to the rear. To the rear the garden is mainly laid to Indian Stone with a lawned area, shed and a children's Summer House.

### ADDITIONAL KITCHEN PHOTO



LOUNGE



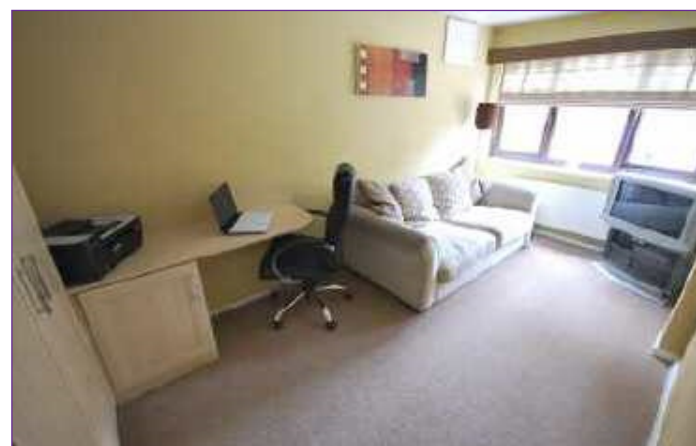
MODERN BREAKFAST KITCHEN



TV ROOM / DINING ROOM



CONSERVATORY



STUDY / PLAYROOM



BEDROOM 1



BEDROOM 2



MODERN FAMILY BATHROOM