

## 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://www.vebra.com/property/2271/25962634>

## LOCATION

From our office on Newearth Road proceed toward A580 and turn left onto A580 through 5 set of traffic lights and keep in left hand land and on to slip road then turning right proceed towards roundabout, take 1st exit onto Bolton Road turning left back on yourself heading in the direction of Swinton taking the second right hand turn into Wrigley Avenue and the property is on the right 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**

17, Wrigley Avenue, Pendlebury, Swinton, MANCHESTER, M27 4FT

Dwelling type: Detached house Reference number: 0291-3899-6561-9422-3941  
 Date of assessment: 21 June 2012 Type of assessment: SAP new dwelling  
 Date of certificate: 21 June 2012 Total floor area: 105 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:		£ 1,512
Over 3 years you could save		£ 180

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 162 over 3 years	You could save £ 180 over 3 years
Heating	£ 980 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 273 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,512</b>	<b>£ 1,332</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		
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 G (rating 0).

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£18	£ 75
2 Solar water heating	£4,000 - £8,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657

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Russell James

estate agents & letting agents



**£279,995**

**17 Wrigley Avenue, Pendlebury, Swinton, Manchester, M27 4FT**

- 4 Double Bed Detached
- 2 Reception Rooms
- Guest W.C, Gardens
- GCH, Double Glazing
- Modern Breakfast Kitchen
- 2 Modern Bathrooms
- Driveway, Garage
- Viewing Recommended

We are pleased to offer for sale this well presented four double bedroom detached family home. Situated in a popular location, within easy access of; Local schools, amenities and transport links for those looking to commute. Viewing highly recommended.

Russell James Estate Agents Limited

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## GROUND FLOOR

### ENTRANCE HALL

With Karndean flooring, under-stairs storage and stairs to first floor with spindled balustrade.

### DOWNSTAIRS W.C.

5'6 x 2'9 (1.68m x 0.84m)

Fitted with a modern pedestal wash hand basin and low level w.c. Karndean flooring.

### DINING ROOM

9'4 x 7'8 (2.84m x 2.34m)

Space for dining table, Karndean flooring and window to front.

### MODERN BREAKFAST KITCHEN

11'0 x 7'9 (3.35m x 2.36m)

Fitted with a range of modern wall and base units with complimentary worktops, electric oven, gas hob with chimney style extractor over, spaces for dishwasher, fridge/freezer and washing machine. Tiled floor. Open to:

### BREAKFAST AREA

6'0 x 7'9 (1.83m x 2.36m)

Space for breakfast table, tiled floor and French doors leading to the rear garden.

### LOUNGE

11'1 x 15'2 (3.38m x 4.62m)

Good size room with French doors leading to the rear garden.

## FIRST FLOOR

### LANDING

Airing cupboard and loft access.

### BEDROOM 1

13'7 x 14'7 (4.14m x 4.45m)

Double room with two windows to front. Door to:

### MODERN EN-SUITE

5'7 x 6'4 (1.70m x 1.93m)

Fitted with a modern suite comprising of: shower cubicle, pedestal wash hand basin and low level w.c. Partially tiled walls, and window to side.

### BEDROOM 2

14'6 8'9 (4.42m x 2.67m)

Double room with window to front.

### BEDROOM 3

11'9 x 8'7 (3.58m x 2.62m)

Double room with window to rear.

### BEDROOM 4

10'8 7'10 (3.25m x 2.39m)

Double room with window to rear.

### MODERN FAMILY BATHROOM

7'4 x 6'6 (2.24m x 1.98m)

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

## REAR OF PROPERTY

### GARDENS

The garden to the front is laid to lawn with a double width driveway leading to the integral garage and a gate giving access to the side and rear. To the rear the garden which is not overlooked, is mainly laid to lawn with a paved patio and decked seating area.

### GARAGE

With power and light.



LOUNGE



DINING ROOM



MODERN BREAKFAST KITCHEN



BREAKFAST AREA



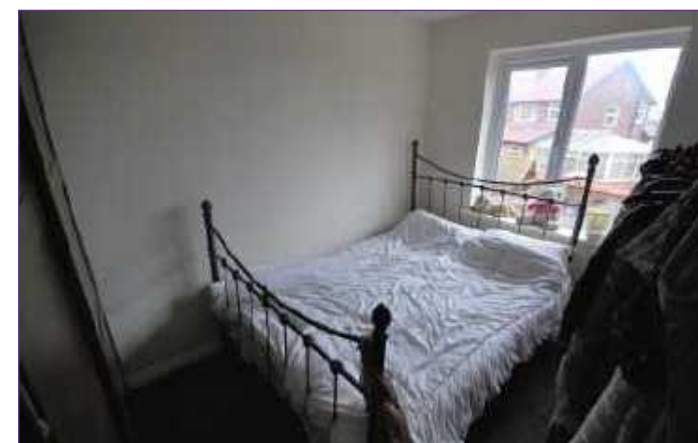
BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4