

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, take 4th left onto Longwall Avenue then 2nd right onto Habergham Close and No17 is at the end 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

17, Habergham Close, Worsley, MANCHESTER, M28 7XJ

Dwelling type: Detached house Reference number: 0532-2881-7186-9595-2785
 Date of assessment: 19 August 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 August 2015 Total floor area: 165 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:		£ 8,115
Over 3 years you could save		£ 1,806

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 465 over 3 years	£ 246 over 3 years	You could save £ 1,806 over 3 years
Heating	£ 3,975 over 3 years	£ 2,817 over 3 years	
Hot Water	£ 675 over 3 years	£ 246 over 3 years	
Totals	£ 8,115	£ 3,309	

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	70	60

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 (suspended floor)	£800 - £1,200	£ 339	✓
2 Low energy lighting for all fixed outlets	£75	£ 168	✓
3 Heating controls (room thermostat)	£350 - £450	£ 285	✓

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



£1,650 PCM

17 Habergham Close, Ellenbrook, Worsley, Manchester, M28 7XJ

- 4 Bedroom Detached
- 2 Reception Rooms
- Guest W.C, Utility Room
- GCH, Double Glazing
- Modern Breakfast Kitchen
- 3 Bathrooms, Driveway
- Double Garage, Large Gd
- Offered Unfurnished

We are pleased to offer for rental this spacious four double bedroom detached family home. Situated in the sought after Ellenbrook location, within easy access of; Local schools, amenities and the A580. Offered unfurnished and available immediately. NO DSS or animals.

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 laminate wood flooring, dado rail, coving and stairs to first floor with spindled balustrade.

LOUNGE

22'6 x 11'9 (6.86m x 3.58m)

Spacious dual aspect room with gas fire set in Inglenook style fireplace, coving and laminate wood flooring. Window to front and Patio doors to rear.

DINING ROOM

10'7 x 11'10 (3.23m x 3.61m)

Space for dining table, coving and window to rear.

GUEST W.C

2'11 x 8'5 (0.89m x 2.57m)

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

MODERN FITTED BREAKFAST KITCHEN

13'6 x 12'8 (4.11m x 3.86m)

Fitted with a range of modern wall, base and display units with complimentary worktops, electric oven, 5 ring gas hob with feature extractor over, integrated fridge and freezer. Partially tiled walls, laminate wood flooring and window to rear.

UTILITY ROOM

6'4 x 7'4 (1.93m x 2.24m)

Fitted with a sink and base unit, spaces for washing machine and dryer with worktop over. Window to side.

FIRST FLOOR

LANDING

With spindled balustrade and loft access.

BEDROOM 1

15'7 x 16'11 (4.75m x 5.16m)

Double room with a range of modern fitted wardrobes, laminate wood flooring and window to front. Access to:

EN-SUITE

4'0 x 12'9 (1.22m x 3.89m)

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

BEDROOM 2

16'7 x 11'10 (5.05m x 3.61m)

Double room with a range of fitted wardrobes, laminate wood flooring and window to front. Access to:

EN-SUITE

5'3 x 11'10 (1.60m x 3.61m)

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

BEDROOM 3

9'8 x 11'11 (2.95m x 3.63m)

Double room with fitted wardrobes and window to rear.

BEDROOM 4

9'8 x 12'10 (2.95m x 3.91m)

Double room with fitted wardrobes and window to rear.

FAMILY BATHROOM

6'11 x 9'5 (2.11m x 2.87m)

Fitted with a suite comprising of: corner bath with mixer tap shower, pedestal wash hand basin and low level w.c. Tiled walls, spotlights and window to side.

REAR OF PROPERTY

GARDENS

The garden to the front is laid to lawn with planted border and bed and a block paved driveway gives off road parking for several vehicles leading to the integral double garage. To the side and rear the garden is mainly laid to lawn with planted borders and a paved patio area to the rear garden.

DOUBLE GARAGE

Double garage with power and light.

ADMIN FEES

Admin fee £175 other fee's may apply



LOUNGE



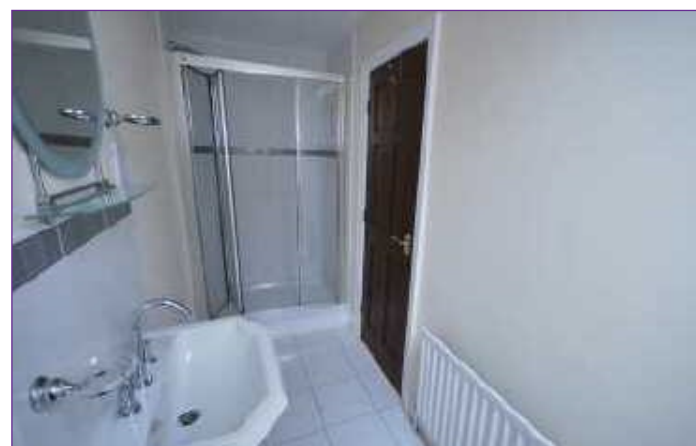
MODERN FITTED BREAKFAST KITCHEN



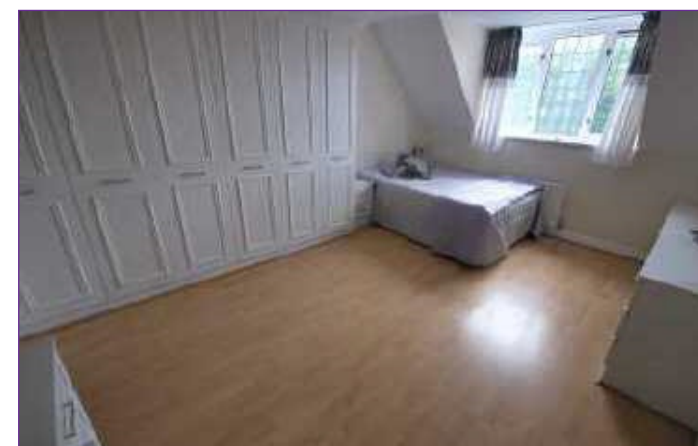
DINING ROOM



BEDROOM 1



EN-SUITE



BEDROOM 2



EN-SUITE



BEDROOM 3