

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, at roundabout take the 2nd exit onto Ellenbrook Road, at mini roundabout take 2nd exit onto Bridgewater Road, at end turn right onto Mosley Common Road then right onto Commons Road.

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, Commons Road, Worsley, MANCHESTER, M28 1AE

Dwelling type: Ground-floor flat Reference number: 0388-9065-7252-0347-9984
 Date of assessment: 08 February 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 February 2013 Total floor area: 103 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:	£ 3,519
Over 3 years you could save	£ 1,320

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 3,018 over 3 years	£ 1,695 over 3 years	You could save £ 1,320 over 3 years
Hot Water	£ 291 over 3 years	£ 294 over 3 years	
Totals	£ 3,519	£ 2,199	

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: 74% Potential: 83%

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. Internal or external wall insulation	£4,000 - £14,000	£ 912	✓
2. Floor insulation	£800 - £1,200	£ 411	✓

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



Reduced to £174,995

17 Commons Road, Mosley Common, Worsley, Manchester,

- 4 Double Bed terrace
- 2 Reception Rooms
- Conservatory, Gch, D/G
- Fitted Kitchen, Guest W.C.
- Bathroom, Alarm, Garage
- Off Road Parking
- Not Over Looked
- No Onward Chain

We are pleased to offer for sale this spacious four bedroom mid terrace property. The property was formerly used as an office and could be kept as a business to the ground floor with an apartment to the first floor or converted back to a good size family home. NO

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

ENCLOSED PORCH

MAIN OFFICE

14'3 x 28'6 (4.34m x 8.69m)

Spacious room with spot lights and two windows to front.

BACK OFFICE

13'10 x 12'11 (4.22m x 3.94m)

Nice size room with hole in wall and feature surround to chimney breast, laminate wood flooring and spot lights.

OFFICE KITCHEN

Fitted with wall and base units with co-ordinating worktops, circular sink, partially tiled walls and laminate wood flooring and window to rear.

OFFICE W.C.

4'6 x 5'5 (1.37m x 1.65m)

Fitted with a guest wash hand basin and low level w.c. Tiled walls

CONSERVATORY

12'4 x 7'7 (3.76m x 2.31m)

With laminate wood flooring and door to side.

FITTED KITCHEN

9'8 x 9'2 (2.95m x 2.79m)

Fitted with a range of wall and base units with co-ordinating worktops, electric oven, gas hob and space for washing machine. Tiled walls, window to conservatory and door to front.

FIRST FLOOR

LANDING

BEDROOM 1

17'3 x 13'11 (5.26m x 4.24m)

Double room with modern electric fire with fire surround, dado rail and window to front.

BEDROOM 2

14'2 x 9'6 (4.32m x 2.90m)

Double room with window to front.

BEDROOM 3

10'0 x 13'4 (3.05m x 4.06m)

Double room with window to rear.

BEDROOM 4

9'8 x 9'6 (2.95m x 2.90m)

Double room with laminate wood flooring and window to side.

FAMILY BATHROOM

12'4 x 9'4 (3.76m x 2.84m)

Good size bathroom fitted with a four piece suite comprising of Shower cubicle, panelled bath, wash hand basin set on vanity unit and low level w.c. Tiled walls, tiled floor, spot lights, T&G to ceiling and window to rear.

REAR OF PROPERTY

REAR GARDEN

There is off road parking to the front garden with access to the rear. To the rear the garden has been paved for easy maintenance with a detached garage. There are views over open fields to the rear and nice views to the front. Not overlooked to both front and rear.

VIEWS TO REAR

VIEW TO FRONT



MAIN OFFICE



BACK OFFICE



CONSERVATORY



FITTED KITCHEN



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4