



The Lettings Company

Broadhurst Avenue, Culcheth

To LET



3 Bed House - Semi Detached

Council Tax
Band: B

- Gas Central Heating
- UPVC Double Glazing
- Driveway Parking for 2 Cars
- Spacious Dining Kitchen

*Entrance hall *Lounge with French doors leading to garden
*Spacious dining kitchen with Range cooker, fridge freezer and feature Belfast sink
*Two double bedrooms with fitted wardrobes *Single third bedroom *Modern bathroom
*Garden to the rear with shed *Driveway parking for 2 cars *Walking distance to Culcheth...

Rent £695 pcm*

*Referencing and application fees apply which depend on individual circumstances. Please call us for details.

For enquiries call: 01925 267 070

Energy Performance Certificate



, Broadhurst Avenue, Culcheth, WARRINGTON, WA3 5RD

Dwelling type: Semi-detached house **Reference number:** 8247-7420-1809-5527-8926
Date of assessment: 23 October 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 October 2013 **Total floor area:** 82 m²

Use this document to:

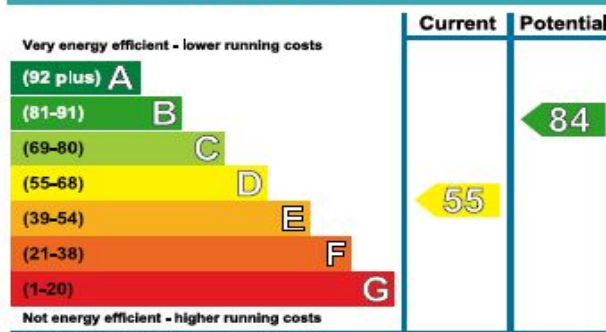
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,958
Over 3 years you could save	£ 1,227

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 144 over 3 years	
Heating	£ 2,364 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 306 over 3 years	£ 195 over 3 years	
Totals	£ 2,958	£ 1,731	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 66	✓
2 Cavity wall insulation	£500 - £1,500	£ 612	✓
3 Floor insulation	£800 - £1,200	£ 165	✓

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.

Note to prospective Tenants:

Furniture includes: Sofa, arm chair, dining table & x2 chairs, bed, wardrobe & chest of drawers.

Appliances include: Washing machine, Microwave, fridge freezer & Range cooker.

Burglar alarm not included with the Tenancy

Notes:

1) The Lettings Company has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances or services have not been tested and are not guaranteed or warranted.

2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to rent.