



The **Lettings** Company

Old Liverpool Road, Warrington, WA5 1BT

To LET



Spacious garden fronted 3 bedroom terrace

- *GCH with combi-boiler *UPVC Double Glazing
- *Lounge with feature bay window *Dining room with patio doors leading to rear yard
- *Modern fitted kitchen with washing machine
- *Master bedroom with dual aspect windows *Double 2nd bedroom *3rd bedroom
- *Bathroom including corner bath with shower over
- *Spacious yard to the rear *Short drive to the Town Centre

£495 pcm

For enquiries call: 01925 26 70 70

Accommodation Details

HALL

Oak effect laminate flooring. Neutrally decorated. Radiator. Original feature coving. Door to lounge and dining room. Stairs to first floor.

LOUNGE

Neutrally decorated. Oak effect laminate flooring. Original feature coving. Double glazed bay window to the front. Feature decorative marble fireplace. Leads through to the dining room.

DINING ROOM

Neutrally decorated. Oak effect laminate flooring. Door to the kitchen. Double glazed patio doors leading to the rear yard.

KITCHEN

Tiled flooring. Range of modern fitted wall and base units. Free standing gas oven and hob. Sink unit. Washing machine. Tiled splash backs. Radiator. Double glazed window to the rear.

UNDERSTAIRS STORAGE

Accessible from kitchen.

LANDING

Spacious galleried landing. Carpeted. Neutrally decorated. Radiator.

MASTER BEDROOM

Dual aspect double glazed windows to the front. Carpeted. Neutrally decorated with feature wall. Radiator.

BEDROOM 2

Double room. Double glazed window to the rear. Carpeted. Neutrally decorated. Radiator.

BEDROOM 3

Double glazed window to the rear. Carpeted. Neutrally decorated. Radiator.

BATHROOM

Spacious room with white 3 piece bathroom suite, including wash basin, toilet and corner bath with shower over. Vinyl flooring. Partially tiled walls. Neutrally decorated.

Other Property Details

YARD

Spacious yard area. Fully enclosed to all sides. Wood gate for private access.

LOCATION & LOCAL FACILITIES

Within a walking distance of Warrington Town Centre. Sankey Valley Park and the David Lloyd Leisure Centre are close by.

All property descriptions are to be used as a guide only.
Potential tenants are recommended to satisfy themselves as to the property particulars.

Energy Performance Certificate

Old Liverpool Road WARRINGTON WA5 1BT

Dwelling type: Mid-terrace house
Date of assessment: 15 October 2012
Date of certificate: 15 October 2012


Reference number: 8692-7420-0339-7285-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 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

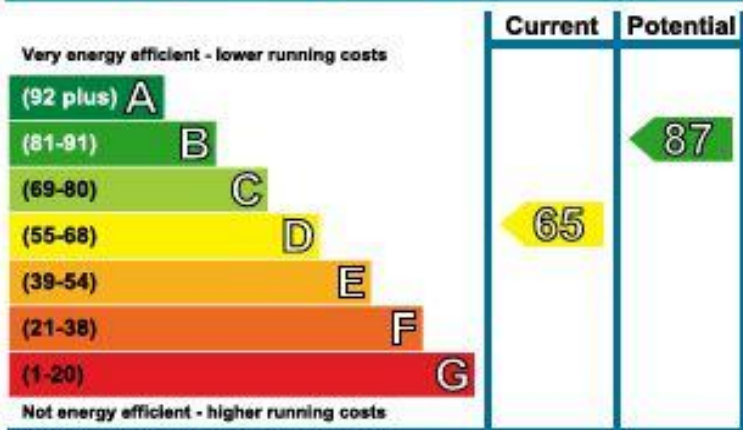
Estimated energy costs of dwelling for 3 years:	£2,157
Over 3 years you could save	£693

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£306 over 3 years	£159 over 3 years	
Heating	£1,593 over 3 years	£1,116 over 3 years	
Hot Water	£258 over 3 years	£189 over 3 years	
Totals	£2,157	£1,464	

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	£57	
2 Internal or external wall insulation	£4,000 - £14,000	£351	
3 Floor insulation	£800 - £1,200	£90	

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.

Viewing strictly by appointment. Please call: 01925 26 70 70