



The **Lettings** Company

**Marbury Street, Latchford. WA4 1BW**

**To LET**



## **Freshly decorated 2 bed terrace**

- \*GCH with combi-boiler \*Sash Windows
- \*Freshly decorated throughout \* New carpets throughout
- \*Lounge \*Fitted dining kitchen with appliances
- \*Master bedroom with original fireplace \*2<sup>nd</sup> bedroom
- \*Bathroom including bath with shower over
- \*Decorated & carpeted loft space with velux window, lighting and sockets
- \*Lawned rear garden with patio area \*Walking distance to Latchford Village & The Town Centre

**£475 pcm**

**For enquiries call: 01925 26 70 70**

## Accommodation Details

### LOUNGE

Sash window to the front (dressed with chrome pole and curtains, wood effect laminate flooring, radiator, wooden display fireplace with marble hearth, shelves, ceiling coving and light fitting. Door to dining kitchen.

### DINING KITCHEN

Vinyl flooring, wall and base units, wood effect work-surfaces over, tiled splash-backs, electric oven and hob, tall fridge freezer, washing machine, stainless steel sink & drainer, wall mounted combi-boiler, shelves, radiator, ceiling spotlight fitting, wooden table and 4 chairs, under stairs storage housing a tumble dryer and shelves, sash window to the rear (dressed with a roller blind) and door leading out into the rear garden.

### LANDING

Carpet and light point

### MASTER BEDROOM

Sash window to the front (dressed with chrome curtain pole and curtains), neutral carpet, original fireplace (display only), radiator, and ceiling light point. Free standing wardrobe.

### BEDROOM 2

Sash window to the rear, carpet, radiator, and ceiling light point.

### LOFT SPACE

Plastered, decorated, carpeted, ceiling light fitting and extra storage space in the form of cupboards built into the eaves.

### BATHROOM

Window to the rear, vinyl flooring, white 3 piece bathroom suite including bath with electric shower over, shower rail, hand wash basin & W.C, plus tiled splash-backs a radiator and ceiling light point.

## Other Property Details

### GARDEN

Lawned garden with wooden shed and gate for private access.

### LOCATION & LOCAL FACILITIES

Within a short walk to the amenities of Warrington Town Centre and Latchford Village. Victoria Park and The Trans Pennine Trail are also within a very short walk.

**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

Marbury Street WARRINGTON WA4 1BW

Dwelling type: Mid-terrace house  
 Date of assessment: 12 October 2012  
 Date of certificate: 13 October 2012

Reference number: 8998-2320-4229-7997-2023  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 56 m<sup>2</sup>

## Use this document to:

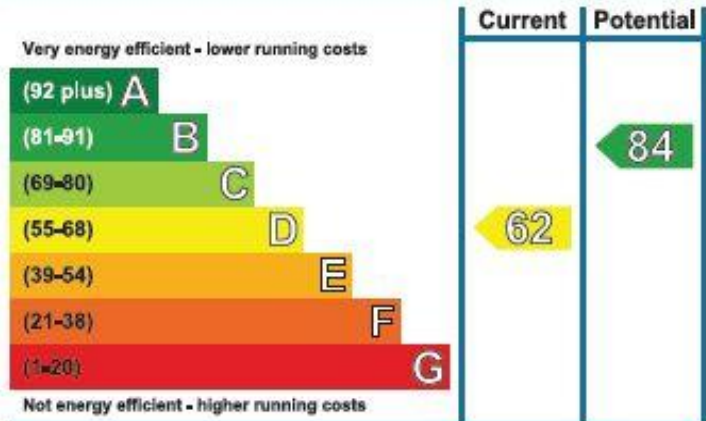
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£1,908</b>
<b>Over 3 years you could save</b>	<b>£420</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£156 over 3 years	£99 over 3 years	
Heating	£1,530 over 3 years	£1,233 over 3 years	
Hot Water	£222 over 3 years	£156 over 3 years	
<b>Totals</b>	<b>£1,908</b>	<b>£1,488</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





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	£60	
2 Draught proofing	£80 - £120	£33	
3 Low energy lighting for all fixed outlets	£20	£48	

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](http://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.