



Swallow Crescent, Rotherham, S62

£160,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

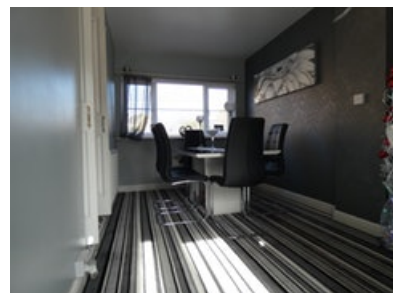
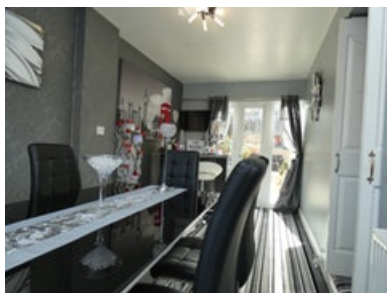
THREE BEDROOMSNEW MODERN KITCHEN***IDEAL FOR A FAMILY This modern three bedroom family home is ideal for those who are looking for something they can move straight in to with no work needing to be done. The property comprises of lounge, spacious dining room, modern kitchen, an

Key features:

- Conservatory
- modern
- three bedrooms
- modern kitchen
- dining room
- detached

Extra info:

- **Property Age:** 14 years
- **Council Tax:** Band C (£1528.16 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



THREE BEDROOMSNEW MODERN KITCHEN***IDEAL FOR A FAMILY

This modern three bedroom family home is ideal for those who are looking for something they can move straight in to with no work needing to be done.

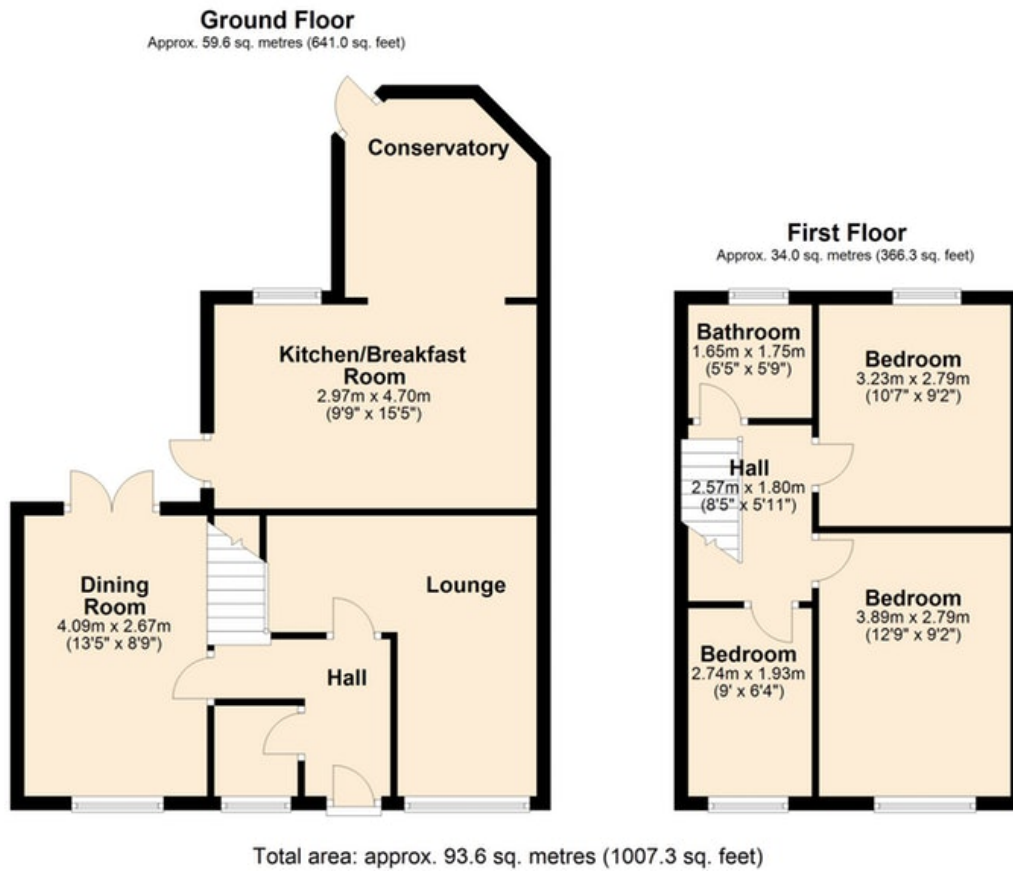
The property comprises of lounge, spacious dining room, modern kitchen, and conservatory.

The first floor offers three bedrooms two of which are double in size and a family bathroom.

To the rear there is a low maintenance garden and ample parking to the front.

Early viewing is a must to avoid missing out on this superb property

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

51, Swallow Crescent, Rawmarsh, ROTHERHAM, S62 5HX

| | |
|--|---|
| Dwelling type: Detached house | Reference number: 0343-2860-7386-9976-9201 |
| Date of assessment: 30 August 2016 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 30 August 2016 | Total floor area: 82 m ² |

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: | £ 2,226 |
| Over 3 years you could save | £ 585 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 315 over 3 years | £ 174 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 585 over 3 years</p> </div> |
| Heating | £ 1,491 over 3 years | £ 1,236 over 3 years | |
| Hot Water | £ 420 over 3 years | £ 231 over 3 years | |
| Totals | £ 2,226 | £ 1,641 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

| <p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4e000; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #e67e22; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #d35400; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </tbody> </table> | (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | Not energy efficient - higher running costs | | | | | | Current | Potential | 70 | 88 | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|--|--|--|--|--|---------|-----------|----|----|--|
| (92 plus) A | (81-91) B | (69-80) C | (55-68) D | (39-54) E | (21-38) F | (1-20) G | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | |
| Current | Potential | | | | | | | | | | | | | | | | | |
| 70 | 88 | | | | | | | | | | | | | | | | | |

| Top actions you can take to save money and make your home more efficient | | |
|--|-----------------|------------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years |
| 1 Low energy lighting for all fixed outlets | £40 | £ 114 |
| 2 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 345 |
| 3 Solar water heating | £4,000 - £6,000 | £ 129 |

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code