

Middlewich Road, Holmes Chapel, CW4

£375,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

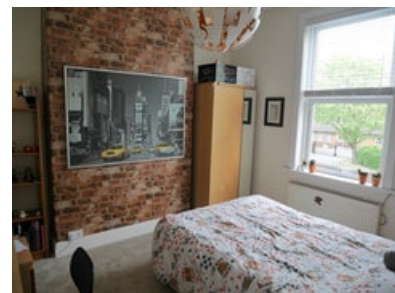
HouseSimple is pleased to present this large 5 bedroom property in Holmes Chapel with large rooms, high ceilings and period features, en-suite master bedroom, utility room, downstairs clockroom, large rear garden, off street parking, close to excellent schools

Key features:

- 5 bedrooms
- high ceilings with period features
- ensuite
- utility
- off street parking
- large rear garden
- close to excellent schools

Extra info:

- **Property Age:** 120 years
- **Council Tax:** Band E (£2172.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



HouseSimple is pleased to present this large 5 bedroom period property in Holmes Chapel, dating back to 1897 it has large rooms with high ceilings and period features. Fully modernised to include an en-suite master bedroom, large dining kitchen, utility room, downstairs cloakroom, large rear garden and off street parking. Located in the heart of the village and close to excellent schools.

Floor plan:



Total area: approx. 144.2 sq. metres (1551.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

70, Middlewich Road, Holmes Chapel, CREWE, CW4 7EB

Dwelling type: Mid-terrace house	Reference number: 8855-7629-0520-2082-6922
Date of assessment: 22 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 January 2015	Total floor area: 150 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:	£ 5,130
Over 3 years you could save	£ 2,025

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 2,025 over 3 years </div>
Heating	£ 4,524 over 3 years	£ 2,613 over 3 years	
Hot Water	£ 360 over 3 years	£ 246 over 3 years	
Totals	£ 5,130	£ 3,105	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ff9800; color: white;">(39-54) E</td> <td style="background-color: #ff4500; color: white;">(21-38) F</td> <td style="background-color: #c00000; color: white;">(1-20) G</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; text-align: center;"> Current 53 </td> <td colspan="4" style="border: 1px solid black; text-align: center;"> Potential 78 </td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current 53		Potential 78				<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								
Current 53		Potential 78												

Top actions you can take to save money and make your home more efficient

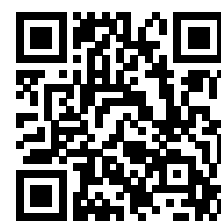
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,764
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 147
3 Solar water heating	£4,000 - £6,000	£ 117

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.

MISREPRESENTATION ACT, 1967.

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