



Greenslate Road, Orrell, Wigan, WN5

£170,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

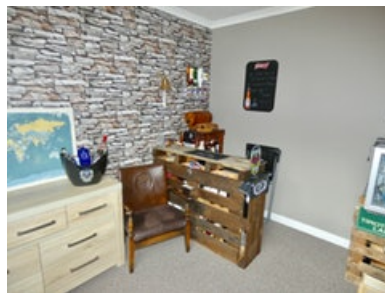
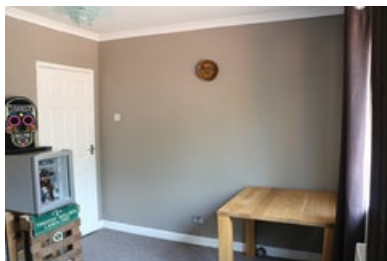
Situated on the outskirts of the lovely rural village of Billinge we are delighted to offer this true three bedroom bungalow. In on of the most sought after and desirable locations the property briefly comprises side entrance door into the kitchen, with tile effect floor, a range of base and walls u

Key features:

- True Bungalow
- Three Bedrooms
- Well Presented
- Rear Lounge
- Popular Location
- Viewing Recommended

Extra info:

- **Property Age:** 49 years
- **Council Tax:** Band C (£1391.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

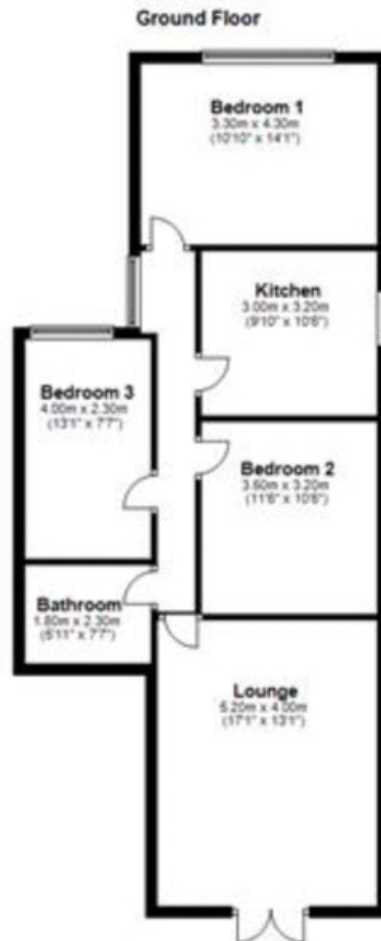


Situated on the outskirts of the lovely rural village of Billinge and in one of the most sought after locations we are delighted to offer this true three bedroom bungalow. The property briefly comprises of side entrance door into the kitchen, with tiled effect floor, a range of base and walls units with worktops over, built in oven and hob with extractor fan over, space for fridge and freezer, plumbed for washing machine.

To the rear of the property is the lounge with dark wood laminate floor, french doors and side panels onto the rear garden. An inner hallway with dark wood laminate floor runs the length of the bungalow giving access to the three good size bedrooms and bathroom which comprises bath with shower over, WC, wash hand basin over contemporary unit with gas central heating, driveway to the side giving off road parking. To the front there is pebbled area with raised brick borders and to the rear there is decked patio lawned area fenced boundary and open storage unit.

Viewing of this charming bungalow is Highly Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

66, Greenslate Road, Billinge, WIGAN, WN5 7BQ

Dwelling type: Semi-detached bungalow	Reference number: 0140-2865-6872-9525-4381
Date of assessment: 25 March 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 25 March 2015	Total floor area: 81 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:	£ 2,289
Over 3 years you could save	£ 441

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 441 over 3 years </div>
Heating	£ 1,782 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
Totals	£ 2,289	£ 1,848	

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: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table>	Current	Potential	69	85	<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	Potential												
69	85												

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 213
2 Low energy lighting for all fixed outlets	£35	£ 117
3 Replacement glazing units	£1,000 - £1,400	£ 114

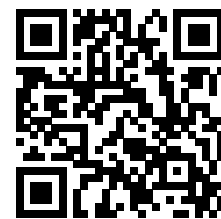
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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