



Braemar Grove, Heywood, OL10

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Heywood.

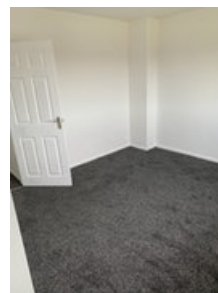
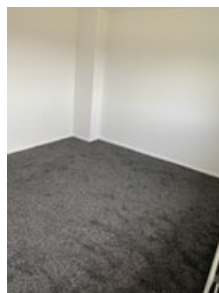
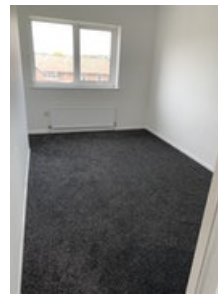
£110,000
Guide Price

Key features:

- Recently Renovated Throughout
- Perfect First Time Buy
- Deceptively Spacious Property
- Must See
- Three Bedrooms
- Popular Area With Amenities Closeby
- No Chain Delay

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band A (£1235.26 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

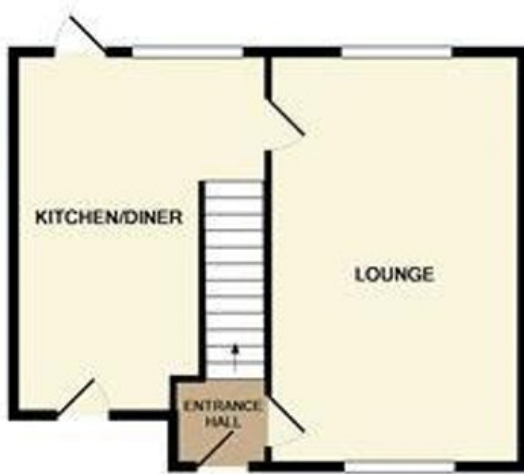


FABULOUS THREE BEDROOM FAMILY HOME - RENOVATED THROUGHOUT TO A HIGH STANDARD - MUST BE VIEWED TO BE FULLY APPRECIATED - OFF ROAD PARKING - LARGE GARDEN -NO CHAIN DELAY!

Housesimple are delighted to offer to the market this recently renovated three bedroom family home, located in a popular area of Heywood. Boasting a convenient location with easy access to local amenities, schools and public transport networks. This home has been modernised to a high standard and must be viewed to be fully appreciated. Offering ample accommodation suited perfectly to a growing family. Benefitting from no vendor chain. This home is ready to move into!

The accommodation comprises of; entrance porch, lounge, stunning fitted kitchen and three bedrooms and a family bathroom to the first floor! Externally there are gardens to the front and a large garden to the rear with additional off road parking!

Floor plan:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Energy Performance Certificate

14, Braemar Grove, HEYWOOD, OL10 3RR

Dwelling type: Mid-terrace house	Reference number: 8909-9005-5429-3927-9133
Date of assessment: 20 September 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 September 2017	Total floor area: 91 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:	£ 3,030
Over 3 years you could save	£ 753

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 753 over 3 years </div>
Heating	£ 2,358 over 3 years	£ 1,851 over 3 years	
Hot Water	£ 474 over 3 years	£ 228 over 3 years	
Totals	£ 3,030	£ 2,277	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">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	Potential	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). 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.
(92 plus) A										
(81-91) B										
(69-80) C										
(55-68) D										
(39-54) E										
(21-38) F										
(1-20) G										

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	£ 90
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 117
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 324

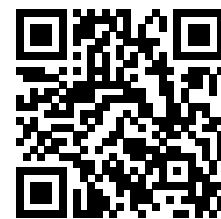
See page 3 for a full list of recommendations for this property.

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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