



Rington Avenue, Poulton-le-Fylde, FY6

£154,950

Offers Over

Tenure: Freehold, **Bedrooms:** 3

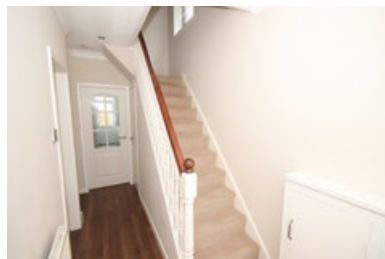
..... STUNNING SEMI DETACHED PROPERTY IN SOUGHT AFTER AREA * NO CHAIN * Housesimple are pleased to present to the market this stunning semi detached family home situated in a sought after area.

Key features:

- Semi detached property
- Modern open plan kitchen/diner
- Extended
- Three Bedrooms
- Utility Room
- Off Street Park
- Detached Garage
- Full UPVC
- GCH
- Immaculately presented
- No Chain Delay

Extra info:

- **Property Age:** 63 years
- **Council Tax:** Band C (£1541.12 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... STUNNING SEMI DETACHED PROPERTY IN SOUGHT AFTER AREA * NO CHAIN *

Housesimple are pleased to present to the market this lovely 'Ready To Move Into' family home situated a short distance from Carleton Village and all amenities. Locally there are shops, eateries, excellent transport links and two great local primary schools, the property is also within the catchment area of popular secondary schools. This extended property has been modernised throughout to a very high standard and is immaculately presented throughout.

From the main entrance you enter a porch which then opens in to the bright hallway where there is a ground floor toilet. To the left of the hall you enter the lounge which is a good size with a bay window to the front aspect and modern feature fireplace.

The hub of this family home is most definitely the open plan kitchen / dining room. The kitchen offers a range of wall & base units with integrated dishwasher, 5 ring hob, range oven and integrated wine cooler. There is a separate dining area with french doors leading out to the lawned rear garden which has various shrubs and a large brick garage which offers scope for conversion to an office or playroom.

Alongside the kitchen, this house also benefits from having a very useful utility room with direct access to the rear of the property. The utility room contains a number of fitted wall and base units.

To the first floor there are two double bedrooms, with the third being a good size single. The bathroom comprises a modern P shaped bath with mains shower, sink, WC and heated towel rail radiator, this is finished with complimentary tiling.

The loft is part boarded with a Velux window. The house has a modern heating system, electrical wiring, and alarm system.

The front drive has off street parking for 2 vehicles.

This is a lovely property which would be ideal for a family or for the first time buyer, being immaculately presented throughout and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

11, Rington Avenue, POULTON-LE-FYLDE, FY6 7NR

Dwelling type: Semi-detached house	Reference number: 0668-2848-7354-9301-8525
Date of assessment: 08 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 14 May 2019	Total floor area: 77 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:	£ 2,244
Over 3 years you could save	£ 567

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 567 over 3 years </div>
Heating	£ 1,725 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 348 over 3 years	£ 150 over 3 years	
Totals	£ 2,244	£ 1,677	

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: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4e042; color: white;">(69-80) C</td> <td style="background-color: #f1d700; color: white;">(55-68) D</td> <td style="background-color: #f4912f; color: white;">(39-54) E</td> <td style="background-color: #e34a33; color: white;">(21-38) F</td> <td style="background-color: #c0392b; 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;">68</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table>	Current	Potential	68	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												
68	85												

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

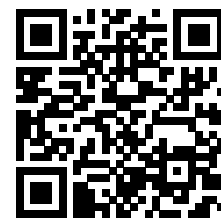
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 144
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 288
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 66

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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