



## Manfield, Skelmersdale, WN8

**£110,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

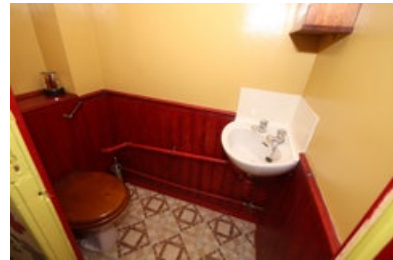
..... SPACIOUS SEMI DETACHED PROPERTY ..... Housesimple are pleased to present to the market this spacious semi detached property situated in a popular area.

### Key features:

- Semi detached property
- 3 Bedrooms
- Corner Plot
- Full upvc
- Spacious
- Ground floor WC
- Gardens
- Storage

## Extra info:

- **Property Age:** 44 years
- **Council Tax:** Band B (£1430.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



### \*\*\* Guide price of £110,000 to £120,000 \*\*\*

..... SPACIOUS SEMI DETACHED PROPERTY .....

Housesimple are pleased to present to the market this spacious semi detached property situated in a popular area. This would make an ideal home for the first time buyer or a family alike having three good size bedrooms.

From the main entrance you enter a hallway which has plenty of storage and staircase leading to the first floor, to the left is the ground floor cloaks/wc, to the right is the good size kitchen which has been fully fitted with a range of wall and base units, there is a separate dining area. At the end of the hall you enter the large lounge which overlooks the rear garden, there is access to a rear hall which has external door to the rear garden.

To the first floor there are three double bedrooms and a modern family bathroom with white suite and tiling.

To the front, side and rear are gardens, to the rear this has been paved which provides for ease of maintenance.

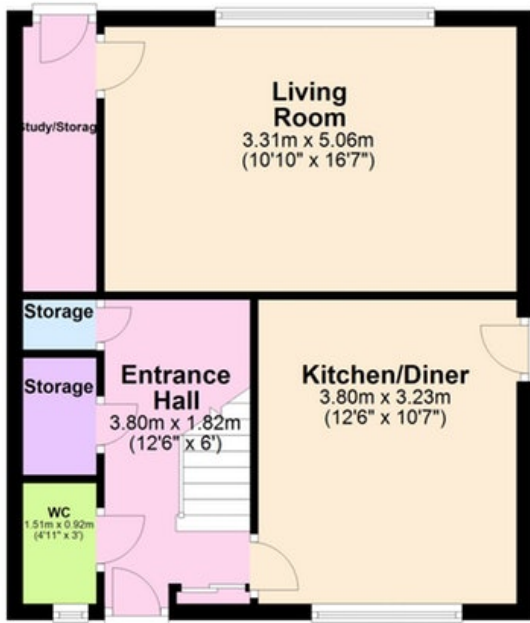
The property benefits from a new roof membrane (installed 2018) and new combi boiler (installed May 2019).

Amenities and schools are nearby and the property is ideally situated for good road and transport links, the nearby motorway network is a few minutes away.

This is a lovely property which is ideal for a first time buyer and we thoroughly recommend early viewing to fully appreciate all this property has to offer.

Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

**1, Manfield, SKELMERSDALE, WN8 6SU**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0308-2858-7624-9627-8071
<b>Date of assessment:</b> 28 February 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 February 2013	<b>Total floor area:</b> 86 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,995</b>
<b>Over 3 years you could save</b>	<b>£ 510</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 144 over 3 years	
Heating	£ 1,473 over 3 years	£ 1,152 over 3 years	
Hot Water	£ 291 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,995</b>	<b>£ 1,485</b>	

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> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<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;">87</td> </tr> </table>	Current	Potential	69	87	<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>
Current	Potential					
69	87					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 63
2 Floor Insulation	£800 - £1,200	£ 132
3 Low energy lighting for all fixed outlets	£30	£ 72

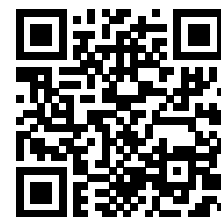
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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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