



## Tasman Close, Warrington, WA5

**£150,000**

None

**Tenure:** Freehold, **Bedrooms:** 2

Situated on a very popular residential and much sought after development is this lovely extended semi detached house. Ideal for first time buyers or someone looking to downsize. Positioned in a cul-de-sac location, local amenities are close by including shops and schools, located close to Westbrook

## Key features:

- Semi Detached
- Two Receptions
- Two Bedrooms
- Well Presented
- Cul de Sac Location
- Viewing Recommended
- RECENTLY REDUCED
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED

## Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band B (£1333.36 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Situated on a very popular residential and much sought after development is this lovely extended semi detached house. Ideal for first time buyers or someone looking to downsize. Positioned in a cul-de-sac location, local amenities are close by including shops and schools, located close to Westbrook Centre and Gemini Retail Park. Transport links are excellent with motorway networks just ten minutes drive and just a short drive to Bank Quay Railway Station.

The lovely accommodation briefly comprises entrance hall with stairs to the first floor, lounge with laminate flooring double glazed window to the rear and door leading into the very useful conservatory. Located off the lounge we also find a dining room/second reception, and sitting at the front of house is the kitchen with a range of base and wall units with worktops, circular sink and drainer, built in oven and hob, integrated fridge and freezer.

To the first floor there are two bedrooms master located to the rear and the other to the front of the house, sitting between these two rooms is the lovely refitted bathroom which comprises travertine tiled effect floor, fully tiled walls, spotlights to the ceiling, 'P shaped' bath with shower over head attachment and screen, wash hand basin over black unit with over sized handles, W.C. and heated chrome towel rail.

To the front there is a lawn with flagged driveway, giving off road parking for two cars.

To the rear there is a flagged patio, lawn and a pathway to a further flagged patio, fenced boundaries and a useful plastic garden shed.

**Viewing of this lovely home is Highly Recommended.**

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**20, Tasman Close, Old Hall, WARRINGTON, WA5 8QW**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0242-2855-6732-9091-8481
<b>Date of assessment:</b> 15 July 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 15 July 2019	<b>Total floor area:</b> 70 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>£ 1,686</b>
<b>Over 3 years you could save</b>	<b>£ 75</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save <b>£ 75</b> over 3 years</p> </div>
Heating	£ 1,230 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 291 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,686</b>	<b>£ 1,611</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> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #66c2a3; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #99d8c9; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #d9ead3; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #f4cccc; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #f4cccc; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #f4cccc; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">72</td><td style="text-align: center;">85</td></tr> </table>	Current	Potential	72	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>
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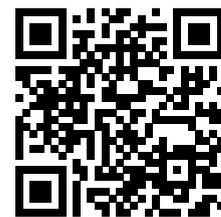
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 75
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 897

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.

### MISREPRESENTATION ACT, 1967.

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