



## Weaver Street, Winsford, CW7

**£90,000**

Offers Over

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

ATTENTION FIRST-TIME BUYERS! - Enter the property into the lounge, with a coal-effect gas fireplace, with wall-surround and hearth, the lounge leads through into the hallway with stairs rising to the first floor. Continue through into the dining room, with a generous understairs storage cupboard, an

## Key features:

- Private Rear Garden
- Two Double Bedrooms
- Downstairs Bathroom
- A MUST VIEW

## Extra info:

- **Property Age:** 81 years
- **Council Tax:** Band A (£1013.39 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



ATTENTION FIRST-TIME BUYERS! - Enter the property into the lounge, with a coal-effect gas fireplace, with wall-surround and hearth, the lounge leads through into the hallway with stairs rising to the first floor. Continue through into the dining room, with a generous understairs storage cupboard, and a further gas fireplace with wall-surround, mantelpiece and hearth. There is a window opening looking through into the kitchen, and an archway leading into the tiled kitchen for an open-plan feel. The kitchen comprises a range of fitted kitchen units, to include; an integrated oven, four-ring hob and dishwasher, with tiling to all splash-back areas. The kitchen leads through into a utility area, with space and plumbing for further appliances, as well as an exterior door giving access to the rear garden. The utility leads finally to the fully-tiled, three-piece family bathroom suite. To the first floor, you can find two generous double bedrooms, the master of which boasts fitted wardrobes and an integrated storage cupboard. To the front of the property there is a patio area with a border wall. To the rear there is a generous garden, from the rear door there is a patio area, with raised planter areas to the side boasting a range of mature shrubs, leading to a block-paved pathway which leads to gated rear access. To the side of this path is a raised decked area, ideal for outdoor furniture and enjoying the sun. There are gravel borders, and access to the brickbuilt outbuilding which extends from the downstairs bathroom, ideal for storage or potential conversion. This property is new to the market and ready to live in, don't miss your opportunity. Book your viewing online today!

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**162, Weaver Street, WINSFORD, CW7 4AE**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8311-6528-5330-6717-1906
<b>Date of assessment:</b> 03 August 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 05 August 2019	<b>Total floor area:</b> 68 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>£ 4,272</b>
<b>Over 3 years you could save</b>	<b>£ 2,661</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 153 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 2,661 over 3 years                 </div>
Heating	£ 3,747 over 3 years	£ 1,272 over 3 years	
Hot Water	£ 258 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 4,272</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**

Very energy efficient - lower running costs  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

Current	Potential
33	85

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.

**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	£ 120
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 165
3 Cavity wall insulation	£500 - £1,500	£ 105

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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