



Littlegate, Runcorn, WA7

£93,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

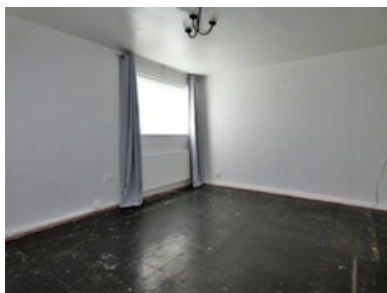
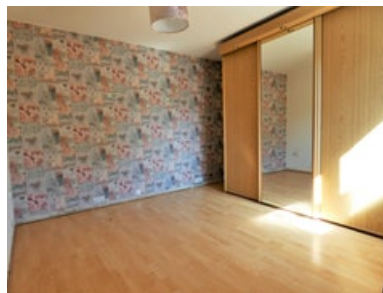
HouseSimple is pleased to present this property in Runcorn.

Key features:

- Garage!
- Loaded with Potential!
- Covered Patio Area
- Wraparound Garden!
- Off-Road Parking
- Cul-de-sac Location!

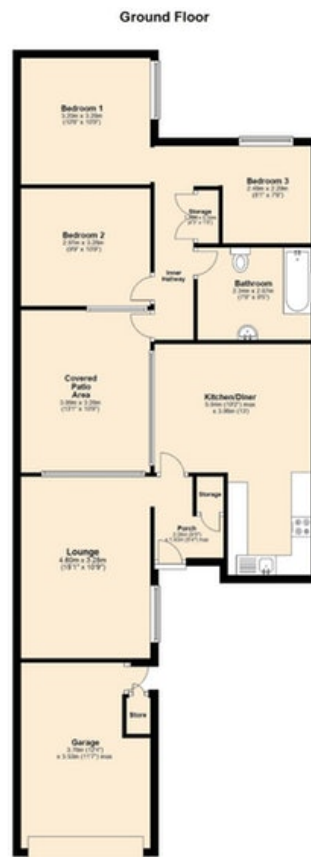
Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band A (£1035.48 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Floor plan:



Total area: approx. 106.0 sq. metres (1140.7 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

16, Littlegate, Halton Brook, RUNCORN, WA7 2EE

Dwelling type: Semi-detached bungalow **Reference number:** 8292-9760-8329-3607-2223
Date of assessment: 06 December 2012 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 08 December 2012 **Total floor area:** 61 m²

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: | £ 2,652 |
| Over 3 years you could save | £ 750 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 153 over 3 years | £ 108 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 750 over 3 years </div> |
| Heating | £ 2,244 over 3 years | £ 1,632 over 3 years | |
| Hot Water | £ 255 over 3 years | £ 162 over 3 years | |
| Totals | £ 2,652 | £ 1,902 | |

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 style="width: 100%; text-align: center;"> <tr><td style="background-color: #2e7d32; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #e57373; color: white;">(21-38) F</td></tr> <tr><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>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">49</td><td style="text-align: center;">77</td></tr> </table> | Current | Potential | 49 | 77 | <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 | | | | | | | | | | | | | |
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| (21-38) F | | | | | | | | | | | | | |
| (1-20) G | | | | | | | | | | | | | |
| Current | Potential | | | | | | | | | | | | |
| 49 | 77 | | | | | | | | | | | | |

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 | £800 - £1,200 | £ 165 |
| 2 Low energy lighting for all fixed outlets | £15 | £ 39 |
| 3 Heating controls (room thermostat and TRVs) | £350 - £450 | £ 297 |

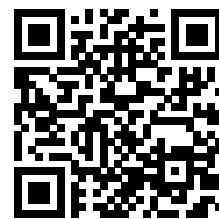
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk 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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