



Partisan Green, Warrington, WA5

£245,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

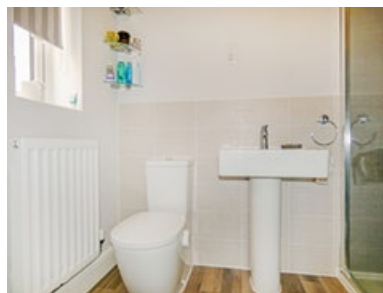
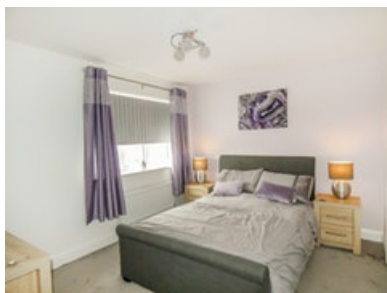
housesimple are delighted to bring to the market this immaculately presented Three Bedroom Detached Family home Commanding a large plot, is this a rare FREEHOLD property and being less than 3 years old we are confident this won't be available for long. Set within this popular resid

Key features:

- Three Bedrooms
- Detached
- Two Reception Rooms
- Downstairs W.C
- Modern Kitchen
- Modern Family Bathroom

Extra info:

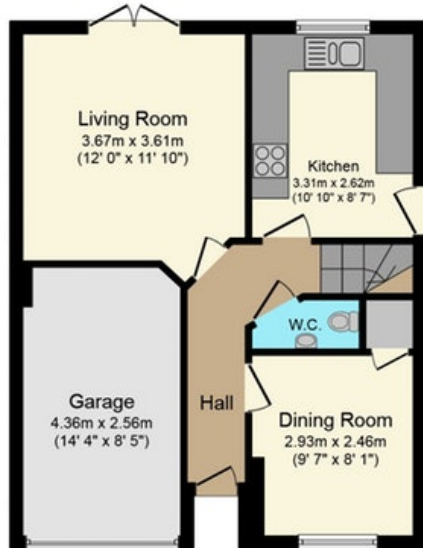
- **Property Age:** 3 years
- **Council Tax:** Band Band (£1360.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are delighted to bring to the market this immaculately presented Three Bedroom Detached Family home Commanding a large plot, is this a rare FREEHOLD property and being less than 3 years old we are confident this won't be available for long. Set within this popular residential development is this spacious three bedroomed detached property which presents purchasers with a wide range of convenient facilities and is being sold with a benefit of NO ONWARD CHAIN. The layout of the following; entrance hall with stair access, ground floor W.C. lunge, dining room/study, garage which has potential to be used converted like others nearby, kitchen and access to the rear. The first-floor houses three well-proportioned bedrooms, an impressive master with en suite facilities, landing and a fitted family bathroom. Outside the gardens are at present a blank canvass for the those green fingered amongst us providing both lawn and paved areas making the most of the days sunshine. Off road parking is available via driveway to the front.

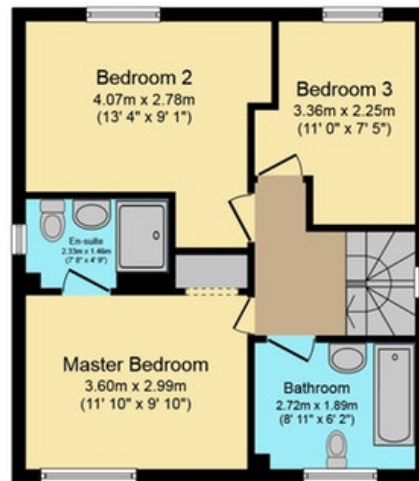
Viewings are highly recommended

Floor plan:



Ground Floor

Floor area 51.0 sq. m. (549 sq. ft.) approx



First Floor

Floor area 46.0 sq. m. (495 sq. ft.) approx

Total floor area 97.0 sq. m. (1,044 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

36 Partisan Green, Westbrook, WARRINGTON, WA5 7AA

Dwelling type: Detached house	Reference number: 0438-1999-7340-4976-6900
Date of assessment: 07 October 2016	Type of assessment: SAP, new dwelling
Date of certificate: 07 October 2016	Total floor area: 89 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:	£ 1,245
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; margin: 0;">You could save £ 102 over 3 years</p> </div>
Heating	£ 801 over 3 years	£ 801 over 3 years	
Hot Water	£ 258 over 3 years	£ 156 over 3 years	
Totals	£ 1,245	£ 1,143	

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

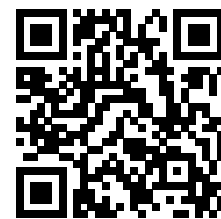
<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFEB3B; color: black;">(69-80) C</td> <td style="background-color: #FFC107; color: black;">(55-68) D</td> <td style="background-color: #FF9800; color: black;">(39-54) E</td> <td style="background-color: #FF5722; color: black;">(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="font-size: 2em; color: green;">83</td> <td style="font-size: 2em; color: green;">94</td> </tr> </table>	Current	Potential	83	94	<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												
83	94												

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	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 789

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MISREPRESENTATION ACT, 1967.

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