

Hawthorn Avenue, Wigan, WN4

£120,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

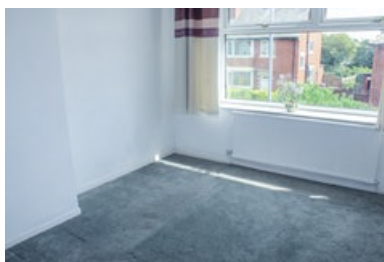
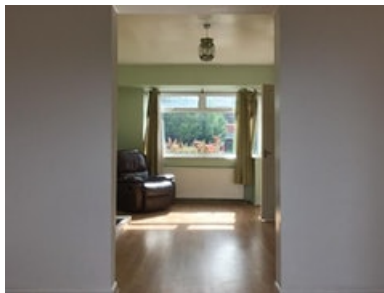
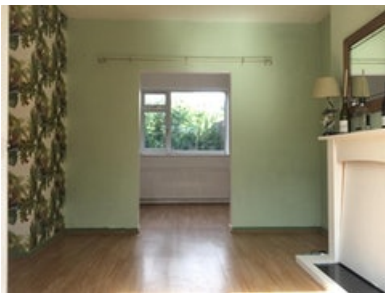
GUIDE PRICE £120,000 - £130,000 HouseSimple is pleased to present this large family home in the Garswood Area. Comprising of 3 bedrooms and 3 reception rooms plus a large kitchen and bathroom with hydrojet bath. There is a storage cupboard upstairs as well as a large loft.&nbs

Key features:

- Open Plan
- Close To Park
- Family Sized Garden
- Spacious Rooms
- No Chain
- Double Driveway
- Large Loft

Extra info:

- **Property Age:** 61 years
- **Council Tax:** Band A (£99.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



GUIDE PRICE £120,000 - £130,000

HouseSimple is pleased to present this large family home in the quiet residential area of Garswood. Comprising of 3 bedrooms and 3 reception rooms plus a large kitchen and bathroom with hydrojet bath. There is a large storage loft and 2 large built in storage cupboards. This property is close to several local schools and is just a short walk to a play park and local amenities such as shops and a doctors surgery. It has easy access to local transport links. There is a double driveway and spacious front and rear gardens. The property has double glazing throughout and Gas central heating. Viewing is essential to appreciate this spacious home. No chain.

Floor plan:



Total area: approx. 93.1 sq. metres (1002.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

4, Hawthorn Avenue, Ashton-in-Makerfield, WIGAN, WN4 0QT

Dwelling type: Semi-detached house **Reference number:** 8651-6728-4080-8486-3902
Date of assessment: 06 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 06 August 2019 **Total floor area:** 90 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:	£ 2,019
Over 3 years you could save	£ 198

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 198 over 3 years </div>
Heating	£ 1,599 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 219 over 3 years	£ 132 over 3 years	
Totals	£ 2,019	£ 1,821	

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	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid #ccc; padding: 5px; margin-right: 10px;">72</div> <div style="border: 1px solid #ccc; padding: 5px; margin-right: 10px;">85</div> </div>	<div style="border: 1px solid #ccc; padding: 5px; margin-right: 10px;">85</div>	(81-91) B
(69-80) C			(21-30) F
(55-68) D			(1-20) G
(39-54) E			
(21-30) F			
(1-20) G			
(1-20) G			

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.

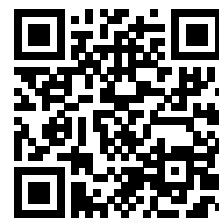
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 888

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.

MISREPRESENTATION ACT, 1967.

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