

Elmwood Grove, Winsford, CW7

£210,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

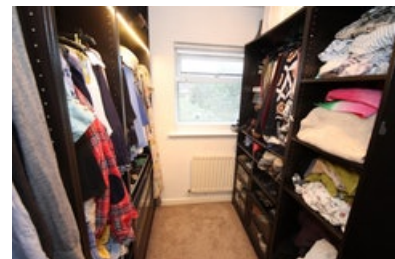
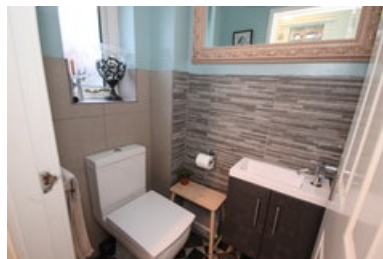
UNIQUE DETACHED PROPERTY IN SOUGHT AFTER WINSFORD WITH NO CHAIN HouseSimple is pleased to present to the market this lovely unique property situated in the sought after area of Winsford. This property has three bedrooms and many features that would make an ideal family home. From

Key features:

- Detached property
- 3 Bedrooms
- En-suite to master bedroom
- Ground floor WC
- GCH
- Full UPVC
- Open plan kitchen/diner/family room
- feature galleried landing
- designer kitchen
- NO CHAIN
- UNDERFLOOR HEATING
- SMART LIGHTING
- ENERGY EFFICIENT HEATING
- Sought after area

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band C (£1626.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*****UNIQUE DETACHED PROPERTY IN SOUGHT AFTER WINSFORD WITH NO CHAIN*****

HouseSimple is pleased to present to the market this lovely unique property situated in the sought after area of Winsford. This property has three bedrooms and many features that would make an ideal family home.

From the main entrance you enter a vestibule which has a contemporary styled wc to the left, straight ahead door opens in to the spacious lounge which has staircase to the first floor, feature fireplace and galleried landing. Double doors open in to the open plan kitchen/diner/family room offering real stone flooring with underfloor heating. The designer kitchen is stunning with modern shaker units, accent lighting, integrated appliances and co-ordinating solid wood worktops. There is a dining and lounge area, two sets of patio doors and external door leading in to the rear garden.

On the first floor there is a galleried landing overlooking the lounge, a large master bedroom which has the added benefit of an en-suite bathroom, there are a further two good size bedrooms. The family bathroom has double walk in shower which is finished with contemporary designer feature tiling.

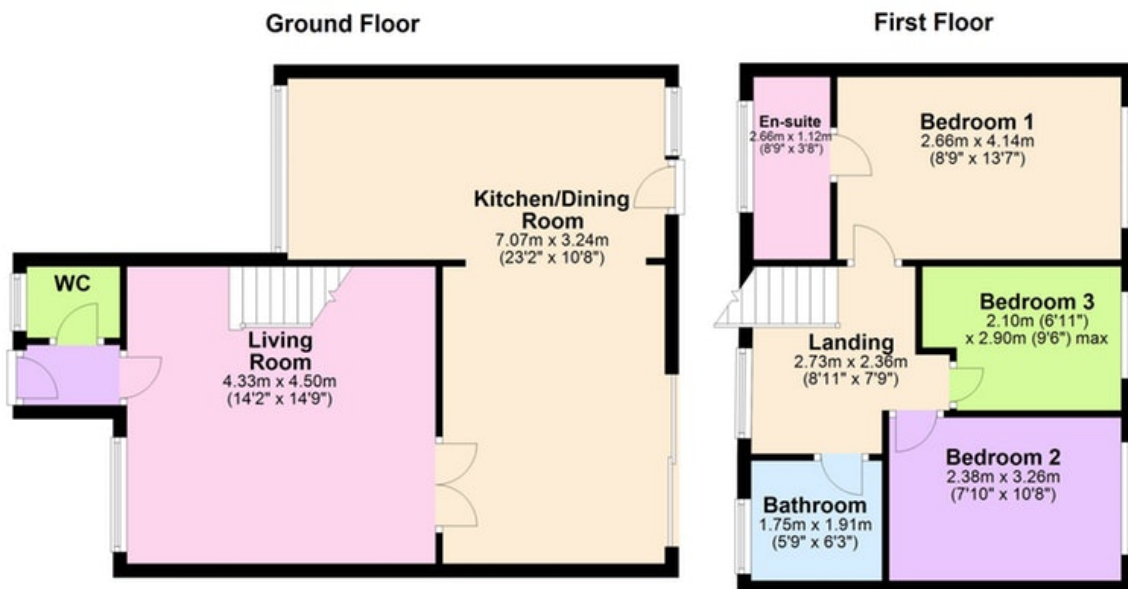
To the front is a garden area with driveway for at least 3 cars and to the rear is a lovely mature landscaped garden with patio area, raised decking and corner arbour making it perfect for hosting.

The house has been brought into the 21st century with Smart heating and lighting from 'Lightwave RF' allowing you to control and monitor your energy consumption anywhere in the world

Excellent amenities, schools and river walks are within walking distance and the property is ideally situated for good road and transport links.

This is a stunning property which has many unique features and we thoroughly recommend early viewing to fully appreciate all the qualities this lovely property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

18, Elmwood Grove, WINSFORD, CW7 3UD

Dwelling type: Detached house	Reference number: 0025-2854-7335-9004-8601
Date of assessment: 04 July 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 July 2014	Total floor area: 60 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:	£ 2,769
Over 3 years you could save	£ 1,041

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 117 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 1,041 over 3 years </div>
Heating	£ 2,037 over 3 years	£ 1,369 over 3 years	
Hot Water	£ 507 over 3 years	£ 222 over 3 years	
Totals	£ 2,769	£ 1,728	

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;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td rowspan="7" style="text-align: center; vertical-align: middle;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center;">53</td> <td style="text-align: center;">84</td> </tr> </table> </td> </tr> <tr> <td style="background-color: #8BC34A; text-align: center;">(81-91) B</td> </tr> <tr> <td style="background-color: #FFEB3B; text-align: center;">(69-80) C</td> </tr> <tr> <td style="background-color: #FFCC00; text-align: center;">(55-68) D</td> </tr> <tr> <td style="background-color: #FF9800; text-align: center;">(39-54) E</td> </tr> <tr> <td style="background-color: #FF5722; text-align: center;">(21-38) F</td> </tr> <tr> <td style="background-color: #D32F2F; text-align: center;">(1-20) G</td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="text-align: center;">53</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	53	84	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<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 Cavity wall insulation	£500 - £1,500	£ 384
2 Floor Insulation	£800 - £1,200	£ 198
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 33

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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