



Buttermere Crescent, Warrington, WA2

£110,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

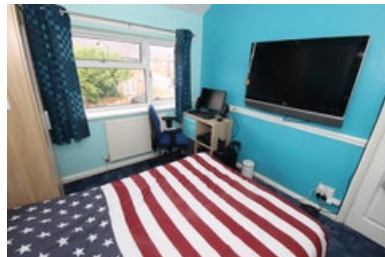
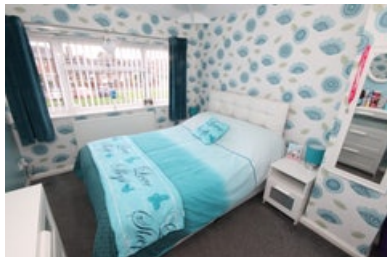
..... MID TERRACE PROPERTY HouseSimple is pleased to present to the market this lovely property in Warrington. The property would be an ideal home for a family or the first time buyer and has many features. From the main entrance you enter the hallway which has sta

Key features:

- Mid terrace property
- 2 Bedrooms
- Nursery/study room
- Kitchen/diner
- GCH
- Full UPVC
- Gardens
- Brick built storage
- Feature fireplace

Extra info:

- **Property Age:** 64 years
- **Council Tax:** Band A (£1165.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



This property would be an ideal home for a family or the first time buyer and has many features.

From the main entrance you enter the hallway which has staircase to the first floor, to the left you enter the lounge which has feature fireplace a door leads in to the open plan kitchen/diner. The kitchen has been fully fitted with modern shaker units and has co-ordinating worktops and breakfast bar, external door leads to the rear garden.

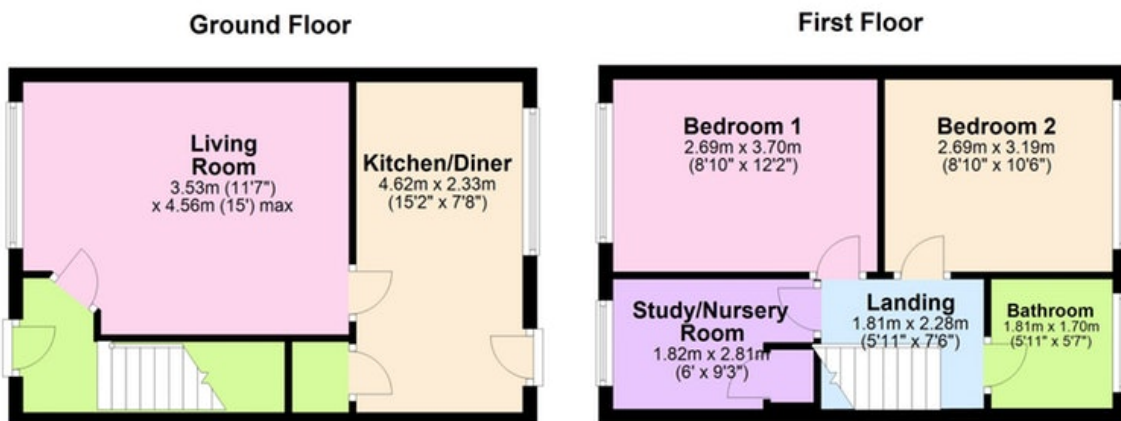
On the first floor there are two good size bedrooms and a further room suitable as a nursery/study. The family bathroom has modern white suite and tiling.

The front of the property has been block paved allowing for off street parking, to the rear is brick built storage, patio and lawned garden.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links and the nearby motorway network is a few minutes away.

This is a lovely property with many features in a good location which is very popular and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

21, Buttermere Crescent, WARRINGTON, WA2 0NL

Dwelling type: Mid-terrace house **Reference number:** 8814-7429-1910-7802-1926
Date of assessment: 22 January 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 January 2014 **Total floor area:** 65 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:	£ 1,857
Over 3 years you could save	£ 267

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 270 over 3 years	£ 195 over 3 years	
Totals	£ 1,857	£ 1,590	

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 style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #e91e63; color: white; 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	(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="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	69	86	<p style="font-size: x-small;">The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: x-small;">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													
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(21-38) F													
(1-20) G													
Current	Potential												
69	86												

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

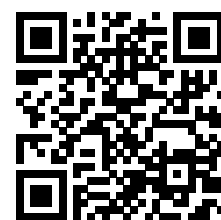
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 75
2 Floor Insulation	£800 - £1,200	£ 117
3 Solar water heating	£4,000 - £6,000	£ 78

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.

MISREPRESENTATION ACT, 1967.

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