



Earle Street, Newton-le-Willows, WA12

£175,000

None

Tenure: Leasehold, **Bedrooms:** 2

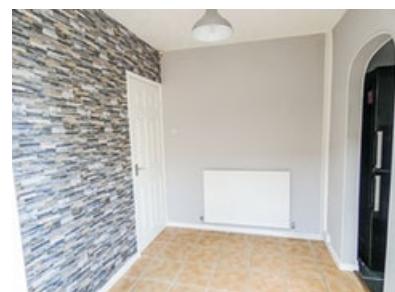
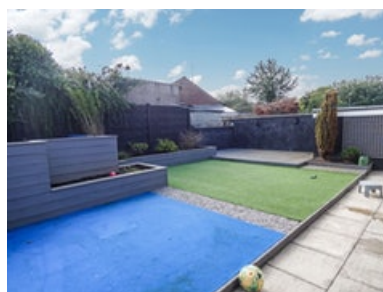
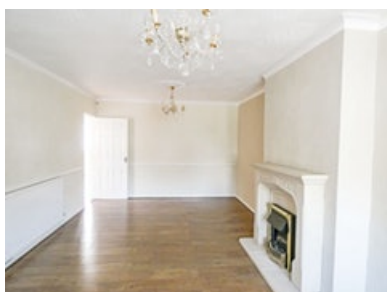
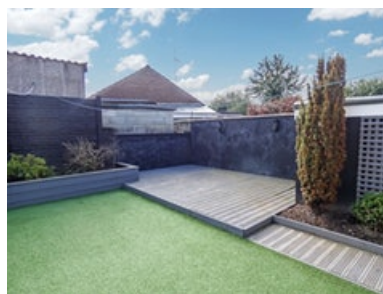
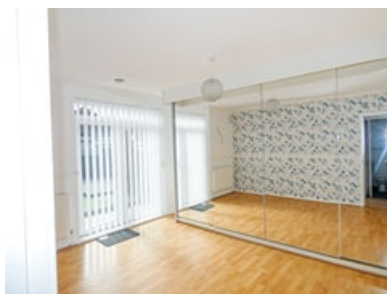
HouseSimple is pleased to present this property in Newton-le-Willows.

Key features:

- NO CHAIN
- LARGE LOUNGE
- MODERN KITCHEN
- DINING ROOM
- TWO DECENT SIZED BEDROOMS
- GARAGE
- DRIVEWAY
- AMAZING REAR GARDEN
- Nearby Train station
- Loft
- NU AIR SYSTEM
- SUN TRAP GARDEN

Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band c (£1557.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 999 years remaining
Ground Rent: £10.00 per-annum
Maintenance: £10.00 per-year
Maintenance Company: not known



A RARE OPPORTUNITY HAS ARISEN TO ACQUIRE THIS IMMACULATLEY PRESENTED BUNGALOW SITUATED IN THE HEART OF NEWTON LE WILLOWS.

The property is immaculately presented it has a modern feel but still oozes character.

The property comprises of a Large Lounge, Modern Kitchen leading to a Dining Room, Two good sized Bedrooms a bathroom with a full white suite.

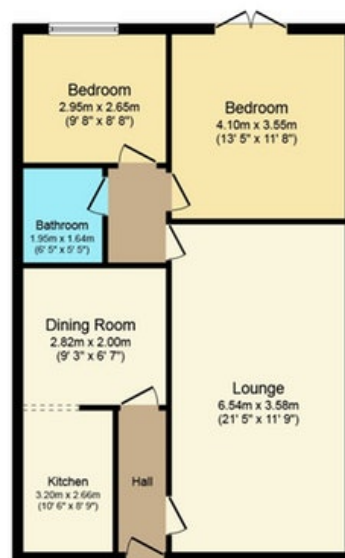
The rear of the property is a real treat with a landscaped garden with artificial lawn, modern decked area, raised patio area, raised border housing various shrubs.

To the front of the property there is a driveway and garage with an up and over door.

The property is situated in the popular market town of Newton-Le-Willows within easy reach of local amenities. The town is situated midway between Manchester and Liverpool with easy access to the M6 Motorway making it a popular place to live.

Viewing is essential to appreciate this lovely property. The property is being sold with no Chain.

Floor plan:



Floor Plan

Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 71.0 sq. m. (764 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

193, Earle Street, NEWTON-LE-WILLOWS, WA12 9PE

Dwelling type: Detached bungalow	Reference number: 2518-2049-7229-3518-9994
Date of assessment: 29 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 January 2018	Total floor area: 69 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:	£ 2,544
Over 3 years you could save	£ 708

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 147 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 708 over 3 years </div>
Heating	£ 2,007 over 3 years	£ 1,512 over 3 years	
Hot Water	£ 258 over 3 years	£ 177 over 3 years	
Totals	£ 2,544	£ 1,836	

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: #2e8b57; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #90ee90;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00;">(55-68) D</td></tr> <tr><td style="background-color: #ffcc00;">(39-54) E</td></tr> <tr><td style="background-color: #ff6600;">(21-38) F</td></tr> <tr><td style="background-color: #ff0000;">(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;">59</td><td style="text-align: center;">82</td></tr> </table>	Current	Potential	59	82	<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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(81-91) B													
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Current	Potential												
59	82												

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	£ 264
2 Low energy lighting for all fixed outlets	£35	£ 108
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 252

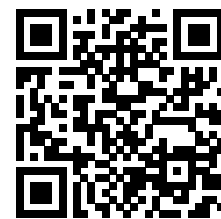
See page 3 for a full list of recommendations for this property.

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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