



Betchworth Crescent, Runcorn, WA7

£140,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

Guide Price £140,000 - £145,000. HouseSimple is pleased to present this property in Runcorn. Set down a quiet residential road you can find this semi detached two bedroom bungalow. Situated on a generous sunny plot, the property has full central heating with a combi boiler and cavity w

Key features:

- No Chain
- Conservatory
- Filled with Potential
- Two Double Bedrooms
- Large Rear Garden
- A MUST VIEW

Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band B (£1357.06 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



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HouseSimple is pleased to present this property in Runcorn. Set down a quiet residential road you can find this semi detached two bedroom bungalow.

Situated on a generous sunny plot, the property has full central heating with a combi boiler and cavity wall insulation. You can enter this property from the side elevation into the kitchen/breakfast room. With tiled flooring and a range of fitted kitchen units, to include A breakfast bar ideal for seating, tiling to all splashback areas, and plenty of space for a fridge freezer, washing machine and dishwasher. To the rear of the kitchen is the inner hallway with loft access and fitted loft ladder, leading to the fully tiled wetroom, and open plan lounge/diner to the front. The lounge/diner has laminate flooring throughout and a coal-effect gas fire with mantelpiece and hearth. To the rear there are two double bedrooms, one of which benefits from fitted bedroom furniture, and the other has double opening french doors leading into the rear conservatory. The conservatory has tiled flooring, and double opening French doors to the rear, offering a 180° view into the private rear garden. To the front of the property there is a block paved driveway providing off-road parking, with gated access to the rear. To the rear there is a large 75 foot south facing garden, comprising a range of different features. There is a large block paved patio area ideal for outdoor furniture and entertaining, a separate garage with both up and over door and a side door. At the bottom of the garden there is a generous greenhouse and a good sized garden shed, both in excellent condition. This property has no onward chain and available to view. Book your viewing online today.

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

37, Betchworth Crescent, Beechwood, RUNCORN, WA7 2YA

Dwelling type: Semi-detached bungalow	Reference number: 8951-7821-6730-9606-8926
Date of assessment: 26 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 September 2019	Total floor area: 54 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:	£ 1,635
Over 3 years you could save	£ 342

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 129 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 342 over 3 years </div>
Heating	£ 1,131 over 3 years	£ 1,002 over 3 years	
Hot Water	£ 243 over 3 years	£ 162 over 3 years	
Totals	£ 1,635	£ 1,293	

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: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #90c190; color: white;">(81-91) B</td> <td style="background-color: #c1e1c1; color: white;">(69-80) C</td> <td style="background-color: #f2e190; color: white;">(55-68) D</td> <td style="background-color: #f2c190; color: white;">(39-54) E</td> <td style="background-color: #f29090; color: white;">(21-38) F</td> <td style="background-color: #f25050; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3" style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Current 69 </div> </td> <td colspan="4" style="text-align: center;"> <div style="border: 1px solid black; padding: 2px; display: inline-block;"> Potential 88 </div> </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	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Current 69 </div>			<div style="border: 1px solid black; padding: 2px; display: inline-block;"> Potential 88 </div>				<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									
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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 Floor insulation (solid floor)	£4,000 - £6,000	£ 84
2 Low energy lighting for all fixed outlets	£40	£ 117
3 Heating controls (room thermostat)	£350 - £450	£ 57

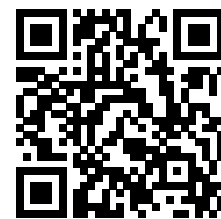
See page 3 for a full list of recommendations for this property.

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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