



Norris Street, Warrington, WA2

£115,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

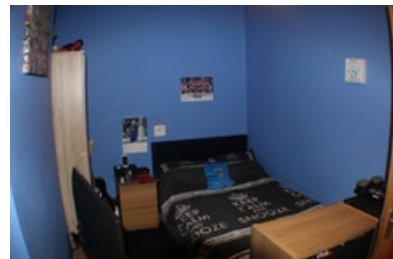
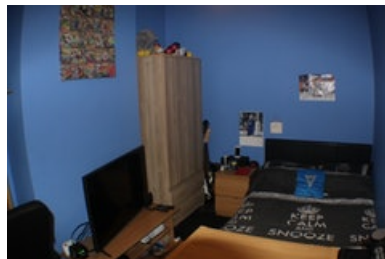
*** BEAUTIFUL HOUSE TO A MODERN FINISH *** This is a beautiful and spacious 3 bedroom house which is perfect for those with a family as well as first-time buyers The lounge is open plan to incorporate the dining area creating a huge ground floor space with lots of natural light, leading into a kit

Key features:

- Bath tub
- Wood flooring
- garden

Extra info:

- **Property Age:** 51 years
- **Council Tax:** Band A (£1050.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



*** BEAUTIFUL HOUSE TO A MODERN FINISH ***

This is a beautiful and spacious 3 bedroom house which is perfect for those with a family as well as first-time buyers

The lounge is open plan to incorporate the dining area creating a huge ground floor space with lots of natural light, leading into a kitchen

The kitchen is beautifully decorated and done so to a modern standard

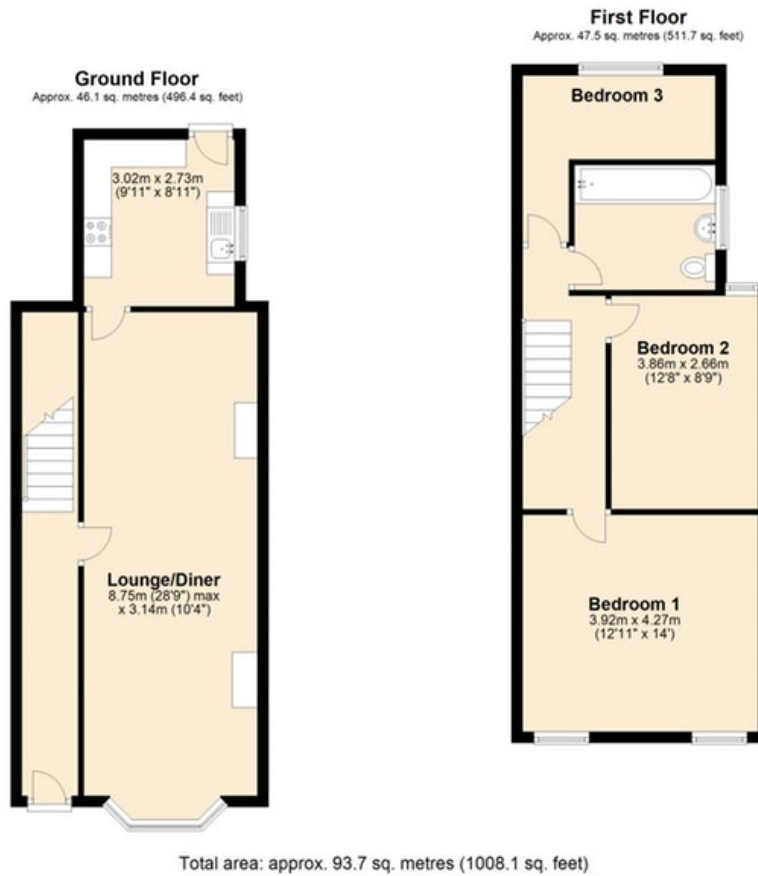
There is a back garden opening on to a rear alleyway which has parking for around 3 vehicles

Upstairs the rear room is of a useful size and is perfect for a study, office or play room, with lots of privacy

The second room is very spacious while the master bedroom is a real feature on the first floor spanning the width of the house

This really is a beautiful house and will make someone a great home.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

34, Norris Street, WARRINGTON, WA2 7RL

Dwelling type: Mid-terrace house	Reference number: 0832-2820-7033-9928-1445
Date of assessment: 20 July 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 July 2018	Total floor area: 93 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:	£ 2,814
Over 3 years you could save	£ 990

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 189 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 990 over 3 years </div>
Heating	£ 2,121 over 3 years	£ 1,416 over 3 years	
Hot Water	£ 318 over 3 years	£ 219 over 3 years	
Totals	£ 2,814	£ 1,824	

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; text-align: center;"> <tr> <td style="background-color: #0070c0; color: white;">(92 plus) A</td> <td style="background-color: #4caf50; color: white;">(81-91) B</td> <td style="background-color: #8bc34a; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ff9800; color: white;">(39-54) E</td> <td style="background-color: #ff4500; color: white;">(21-38) F</td> <td style="background-color: #c00000; color: white;">(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; text-align: center;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="font-size: 2em;">62</td> <td style="font-size: 2em;">84</td> </tr> </table> <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. 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.</p>	Current	Potential	62	84
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
62	84											

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 399
2 Floor insulation (suspended floor)	£800 - £1,200	£ 75
3 Low energy lighting for all fixed outlets	£45	£ 162

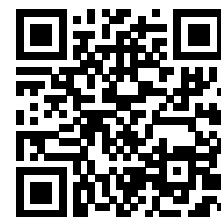
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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