



Beacon Green, Skelmersdale, WN8

£180,000

None

Tenure: Freehold, **Bedrooms:** 4

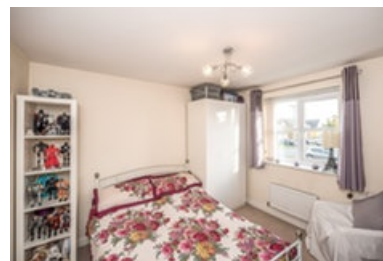
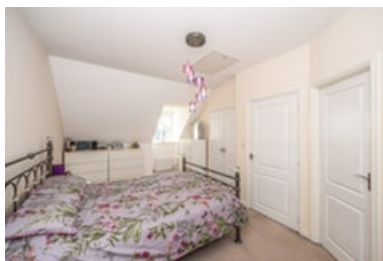
Housesimple is pleased to present this property in Skelmersdale.

Key features:

- En suite
- 3 car driveway
- Quiet cul-de-sac
- Close to the motorway
- Close to local schools
- UPVC & DG

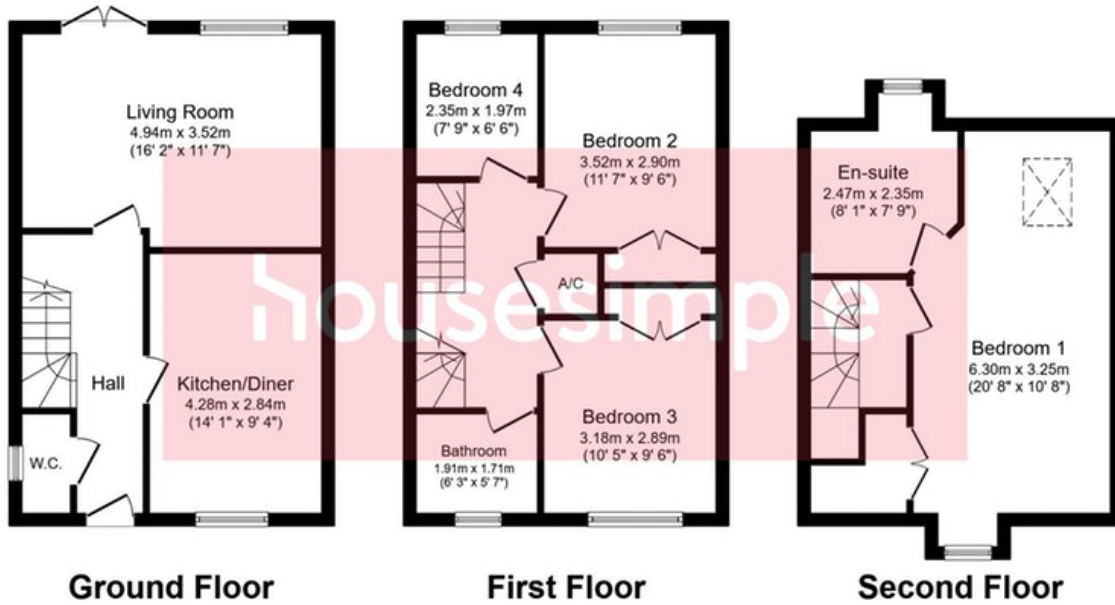
Extra info:

- **Property Age:** 7 years
- **Council Tax:** Band C (£1196.97 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Offering contemporary living is this three bedroom Townhouse located close to the motorway and local schools. Arranged over three floors this property offers a wealth of living accommodation perfect for a small family. In brief the property comprises of entrance hall, lounge, dining area and kitchen. Moving to the first floor there are two double bedrooms, a single bedroom/office and family bathroom. In addition there is a second floor devoted to the master bedroom and en suite. Externally there is an enclosed rear garden and driveway to the front for up to 3 cars. The property has modern decor throughout

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

37, Beacon Green, SKELMERSDALE, WN8 6DU

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 8402-6099-4539-9396-0623 |
| Date of assessment: 11 June 2012 | Type of assessment: SAP, new dwelling |
| Date of certificate: 11 June 2012 | Total floor area: 112 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: | £ 1,485 |
| Over 3 years you could save | £ 159 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 237 over 3 years | £ 177 over 3 years | <div style="border: 1px solid green; padding: 5px; background-color: #4f81bd; color: white; width: fit-content; margin: 0 auto;"> You could save £ 159 over 3 years </div> |
| Heating | £ 963 over 3 years | £ 972 over 3 years | |
| Hot Water | £ 285 over 3 years | £ 177 over 3 years | |
| Totals | £ 1,485 | £ 1,326 | |

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

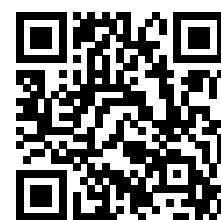
| | | | | | | | | | | | | | | | |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|--|--|--|----|----|--|--|--|
| <p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c6e0b4; color: white;">(69-80) C</td> <td style="background-color: #fce5cd; color: white;">(55-68) D</td> <td style="background-color: #fff2cc; color: white;">(39-54) E</td> <td style="background-color: #f4cccc; color: white;">(21-38) F</td> <td style="background-color: #e41a1c; color: white;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="border: 1px solid black; padding: 5px;">81</td> <td style="border: 1px solid black; padding: 5px;">91</td> <td colspan="2"></td> </tr> </table> <p style="font-size: x-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 | | | | 81 | 91 | | | <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 | | | | | | | | | |
| | | | 81 | 91 | | | | | | | | | | | |

| Actions you can take to save money and make your home more efficient | | |
|--|-------------------|------------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years |
| 1 Low energy lighting for all fixed outlets | £15 | £ 54 |
| 2 Solar water heating | £4,000 - £8,000 | £ 108 |
| 3 Solar photovoltaic panels, 2.5 kWp | £11,000 - £20,000 | £ 657 |

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code