



## Greenway, Chester, CH1

**£290,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

DECEPTIVELY SPACIOUS & LOADED WITH POTENTIAL! - Set down a quiet residential road with minimal through-traffic, you can find this spacious four-bedroom semi-detached home. Enter the property into the welcoming reception hallway, with parquet flooring throughout, stairs rising to the fi

## Key features:

- Four Generous Double Bedrooms
- Downstairs WC
- Two Reception Rooms
- Extended to the Rear
- Private Rear Garden
- Off-Road Parking

## Extra info:

- **Property Age:** 74 years
- **Council Tax:** Band B (£1398.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



DECEPTIVELY SPACIOUS & LOADED WITH POTENTIAL! - Set down a quiet residential road with minimal through-traffic, you can find this spacious four-bedroom semi-detached home. Enter the property into the welcoming reception hallway, with parquet flooring throughout, stairs rising to the first floor and a downstairs WC. Parquet flooring continues into both the lounge and dining room. The lounge also has a coal-effect gas fireplace with wall-surround, mantelpiece and hearth, and double opening French doors to the rear leading out to the rear patio. Further double doors lead from the lounge through into the dining room, which has sliding patio doors to the rear. The fully tiled kitchen comprises a range of fitted kitchen units, to include various integrated appliances all with tiled splash back. There is a frosted pane door to the rear leading through into the utility room, with plenty of space and plumbing for further appliances, with two exterior doors, one leading to the side access and one leading to the patio, and finally further sliding patio doors to the rear. The spacious ground floor is flooded with natural light, and still offers space for further development. To the first floor there are three generous double bedrooms, three of which benefit from fitted sliding wardrobes. Finally there is a fully tiled four piece family bathroom suite, with curved corner shower cubicle and vanity wash hand basin. To the front of the property there is a block paved driveway providing ample off-road parking for multiple vehicles, with rear access to the side, as well as access to the garage via up and over door. There is a lawn area alongside the driveway shared with next door. To the rear, there is a paved patio area, ideal for outdoor furniture and entertaining, the garden is mainly laid to lawn, with a block-paved footpath you the center, leading to a further patio area. The garden extends far back and has space for any imaginative gardener to take advantage of. This property is well-presented, ready to live in, and available now. Book your viewing online today.

## Floor plan:



Total area: approx. 150.4 sq. metres (1618.7 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**27, Greenway, Saughall, CHESTER, CH1 6EG**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 0958-7972-6222-9811-1904
<b>Date of assessment:</b> 05 December 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 10 December 2019	<b>Total floor area:</b> 145 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,473</b>
<b>Over 3 years you could save</b>	<b>£ 1,533</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 405 over 3 years	£ 270 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save <b>£ 1,533</b> over 3 years                 </div>
<b>Heating</b>	£ 3,744 over 3 years	£ 2,346 over 3 years	
<b>Hot Water</b>	£ 324 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 4,473</b>	<b>£ 2,940</b>	

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; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #FFEB3B; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFC107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FF9800; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF5722; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #C0392B; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">57</td><td style="text-align: center;">78</td></tr> </table>	Current	Potential	57	78	<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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**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 315
2 Room-in-roof insulation	£ 1,500 - £2,700	£ 468
3 Internal or external wall insulation	£4,000 - £14,000	£ 225

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](http://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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