



Cheviot Avenue, Warrington, WA2

£140,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Situated in a much sought after location close to local amenities including shops and schools is this extremely spacious and well presented three bedroom semi detached home. Internal inspection is highly recommended to fully appreciate the investment the current owners have made in time , thought a

Key features:

- Semi Detached
- Three Bedrooms
- Fully Refurbished
- Recent Kitchen
- Recent Bathroom
- Recent Floorcoverings
- No Chain
- Highly Recommended

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band A (£114.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Situated in a much sought after location close to local amenities including shops and schools is this extremely spacious and well presented three bedroom semi detached home.

Internal inspection is highly recommended to fully appreciate the investment the current owners have made in time , thought and money in this refurbished project.

The accommodation on offer briefly comprises entrance hall with solid wood floor through to the lounge with contemporary radiator , a further door leads to the refitted kitchen with a comprehensive range of cupboards , built in oven and hob with extractor, washing machine , dishwasher , tumble dryer and American style fridge freezer with ceramic tiled worktops.Under stairs storage area.

To the first floor there are three bedrooms the master with attractive stripped and stained floorboards and a lovely family bathroom which is fully tiled , comprises WC wash hand basin over two drawer unit and corner bath with shower over plus a chrome heated towel rail.

To the front there is a block paved driveway giving off road parking for several cars, fenced and gated boundaries and lawn.To the rear there is a good size rear garden with flagged patio and lawn plus a most useful storage unit.

Viewing of this wonderful refurbished home is highly recommended..

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

21, Cheviot Avenue, WARRINGTON, WA2 9SW

Dwelling type: Semi-detached house	Reference number: 8302-5104-5629-9827-0363
Date of assessment: 20 July 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 July 2016	Total floor area: 77 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:	£ 2,262
Over 3 years you could save	£ 492

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 492 over 3 years</p> </div>
Heating	£ 1,704 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 315 over 3 years	£ 213 over 3 years	
Totals	£ 2,262	£ 1,770	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4CAF50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #C0392B; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Current</th></tr> <tr><td style="font-size: 0.6em;">67</td></tr> </table>	Current	67	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Potential</th></tr> <tr><td style="font-size: 0.6em;">85</td></tr> </table>	Potential	85	<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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Current														
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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 Internal or external wall insulation	£4,000 - £14,000	£ 186
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
3 Low energy lighting for all fixed outlets	£25	£ 75

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 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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