



## Beaumont Chase, Bolton, BL3

**£145,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 2

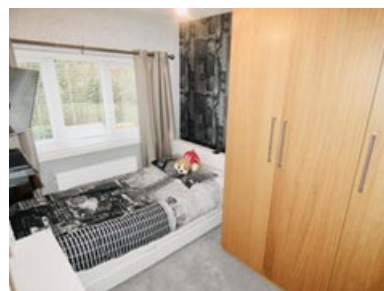
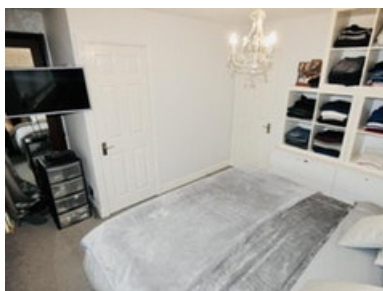
Housesimple is pleased to present this property in Bolton.

### Key features:

- garden
- garage
- driveway
- modern
- no chain

## Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band B (£1370.21 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



\*\*\* BEAUTIFUL HOUSE, THOROUGHLY MODERN \*\*\* NO CHAIN \*\*\*

This is a truly wonderful house and one which has been decorated to a very high standard

There is a double driveway to the front leading to a good-sized garage and there is a large rear garden which is well maintained

The Lounge is spacious and modern and finished to a high standard

The kitchen is well decorated and modern as expected

Upstairs, all the rooms are spacious and bright and have been very well decorated while the bathroom is also modern

This is a wonderful house and will make someone a great home

Floor plan:



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

## Energy Performance Certificate:

HM Government

### Energy Performance Certificate

**58, Beaumont Chase, BOLTON, BL3 4XH**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8200-6229-6560-7152-4226
<b>Date of assessment:</b> 22 January 2020	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 22 January 2020	<b>Total floor area:</b> 55 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>£ 1,455</b>
<b>Over 3 years you could save</b>	<b>£ 165</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 165 over 3 years                 </div>
Heating	£ 1,092 over 3 years	£ 999 over 3 years	
Hot Water	£ 225 over 3 years	£ 153 over 3 years	
<b>Totals</b>	<b>£ 1,455</b>	<b>£ 1,290</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

	Current	Potential	
Very energy efficient - lower running costs	73	90	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

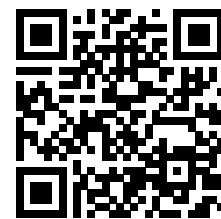
#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 93
2 Solar water heating	£4,000 - £6,000	£ 75
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 882

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplenenergyadvice.org.uk](http://www.simplenenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### MISREPRESENTATION ACT, 1967.

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