



## Kingsleigh Close, Frodsham, WA6

**£144,000**

Shared ownership

**Tenure:** Leasehold, **Bedrooms:** 3

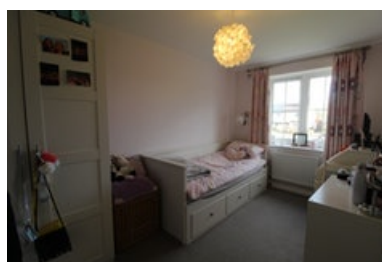
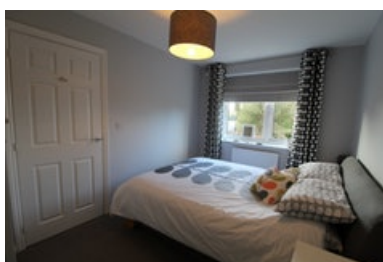
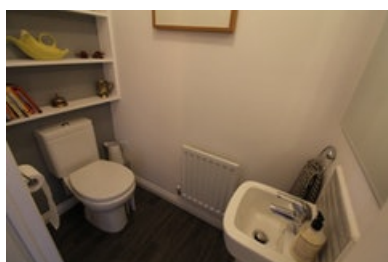
Country Living!!! A wonderful chance to secure a wonderful home. Don't miss your opportunity, this will not be around for long! Set in the beautiful village of Norley this property is available as shared ownership of 50%. Set in a corner plot with driveway for multiple cars and

### Key features:

- 50% Shared Ownership
- Norley Village
- Rural Location
- Off Road Parking
- Extremely Well Presented throughout

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band B (£1398.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



## Country Living!!!

A wonderful chance to secure a wonderful home. Don't miss your opportunity, this will not be around for long! Set in the beautiful village of Norley this property is available as shared ownership of 50%. Set in a corner plot with driveway for multiple cars and an enclosed rear garden that is not overlooked, this property is already starting to tick the important boxes.

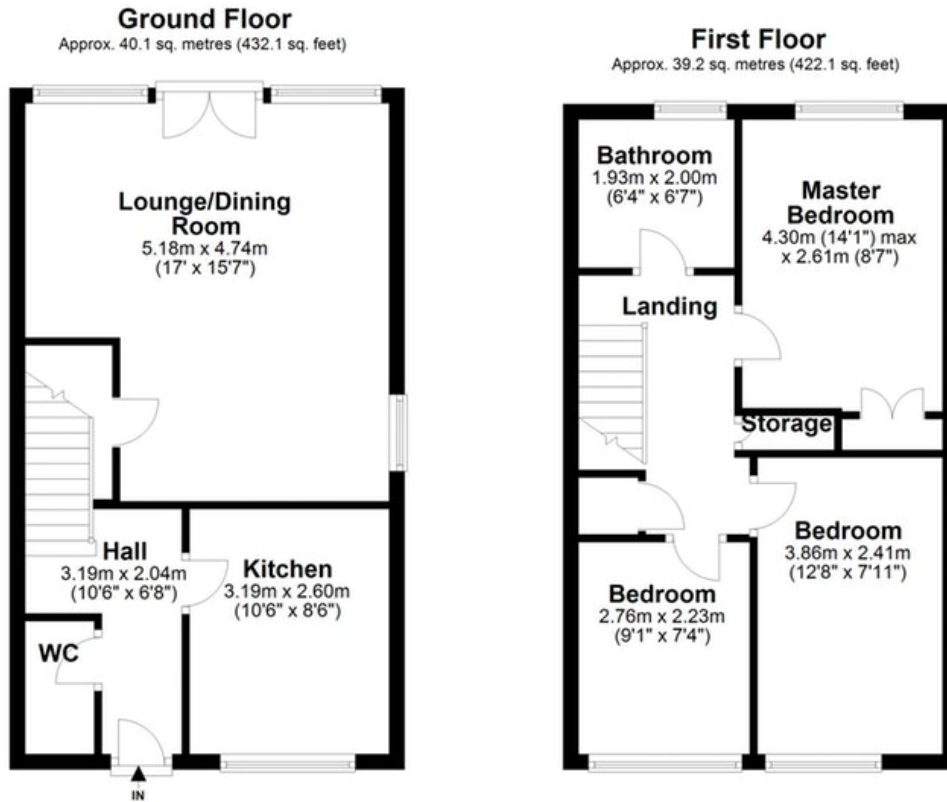
Internally the property has a fitted kitchen and a very spacious lounge diner to the rear overlooking the garden. An additional WC is also provided for added convenience.

The first floor has three great sized bedrooms with two doubles and a single, and a family three-piece bathroom.

Across the property are multiple storage points both ground level and first floor meaning everything has its place. Something that is normally missing in a new build style property.

Due to its location and the fantastic condition of this family home, we expect this to be popular. If you want your slice of country life, call now and you won't be disappointed.

Floor plan:



Total area: approx. 79.4 sq. metres (854.3 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

**2, Kingsleigh Close, Norley, FRODSHAM, WA6 8AH**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9318-8093-7368-4566-7930
<b>Date of assessment:</b> 19 August 2016	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 19 August 2016	<b>Total floor area:</b> 80 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>£ 1,062</b>
<b>Over 3 years you could save</b>	<b>£ 99</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 99 over 3 years</p> </div>
Heating	£ 636 over 3 years	£ 636 over 3 years	
Hot Water	£ 261 over 3 years	£ 162 over 3 years	
<b>Totals</b>	<b>£ 1,062</b>	<b>£ 963</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

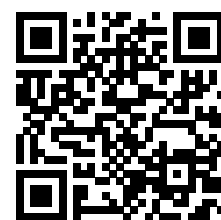
<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">(92 plus) <b>A</b></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="text-align: center;">(81-91) <b>B</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">(69-80) <b>C</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">(55-68) <b>D</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">(39-54) <b>E</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">(21-38) <b>F</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">(1-20) <b>G</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th style="width: 30%;"></th> <th style="width: 35%; text-align: center;">Current</th> <th style="width: 35%; text-align: center;">Potential</th> </tr> <tr> <td style="text-align: center;">84</td> <td style="text-align: center; border: 1px solid black;">84</td> <td style="text-align: center; border: 1px solid black;">96</td> </tr> </table>	(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>									Current	Potential	84	84	96	<p style="font-size: 0.8em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin: 0;">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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Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 102
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 801

**MISREPRESENTATION ACT, 1967.**

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