



# Academy

ESTATE AGENTS

**64 Mayfair Grove**  
Widnes WA8 7HZ

**Monthly Rental Of**  
**£575**

## SUMMARY



## MAIN ADVERT

We are pleased to offer for let this newly decorated two bedroom terraced house, with the added benefit of off road parking and private rear garden. Conveniently located near to local shops, schools and transport links, the property boasts gas central heating and double glazing throughout. In brief the layout is as follows, entrance hall, lounge and kitchen. To the first floor there are two bedrooms and a bathroom with bath and shower. Externally there is off street parking and easy to maintain rear garden, laid to lawn with paved patio area. To view please call 0151 420 6337.



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Phone: 0151 420 6337, Email: [widnes@academyestateagents.co.uk](mailto:widnes@academyestateagents.co.uk)  
[www.academyestateagents.co.uk](http://www.academyestateagents.co.uk)



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## ACCOMMODATION





## FLOORPLANS

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## DIRECTIONS

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# Energy Performance Certificate

64, Mayfair Grove, WIDNES, WA8 7HZ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 11 April 2013  
**Date of certificate:** 11 April 2013

**Reference number:** 0043-2829-6740-9097-6201  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 61 m<sup>2</sup>

## Use this document to:

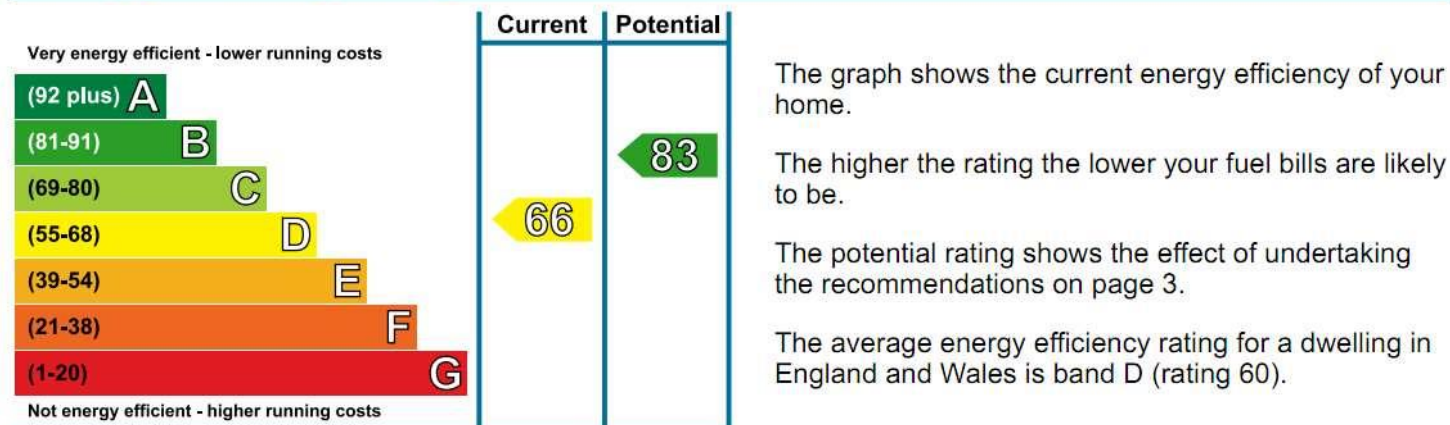
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,848</b>
<b>Over 3 years you could save</b>	<b>£ 192</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 237 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,848</b>	<b>£ 1,656</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 123	✓
2 Solar water heating	£4,000 - £6,000	£ 69	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 681	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.