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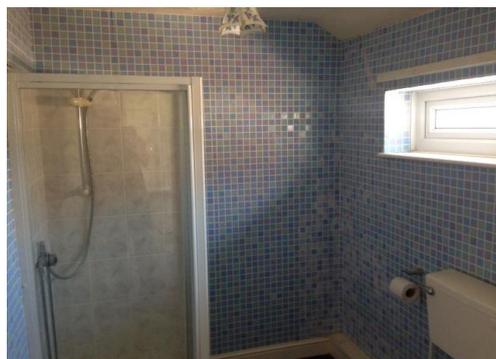
**20 Standerton Terrace, Stanley**

DH9 6DD



**Monthly Rental Of £550**

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Upvc Double Glazed</li><li>• Gas Centrally Heated via combi</li><li>• Three Bedrooms</li></ul> | <ul style="list-style-type: none"><li>• Ensuite Shower Room</li><li>• Off Road Parking</li><li>• Fully Refurbished Property</li></ul> |
|--|---|



FJ Lettings are delighted to offer for sale this well presented deceptively spacious three bedrooomed terrace property. Larger than normal, as it comes with a double extension to rear. The property benefits from upvc double glazing and gas central heating via combi boiler. In brief the property comprises from two reception rooms and a modern fitted kitchen. To the first floor there are three bedroms, the third bedroom with en-suite Externally an enclosed yard with double gates for off street parking, Currently under refurbishment with new decoration and carpets.

## Energy Performance Certificate



20, Standerton Terrace, STANLEY, DH9 6DD

Dwelling type: end-terrace house

Date of assessment: 28 July 2014

Date of certificate: 28 July 2014

Reference number: 8202-7481-8929-2727-9343

Type of assessment: RdSAP, existing dwelling

Total floor area: 116 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

**Estimated energy costs of dwelling for 3 years:**

**£ 4,293**

**Over 3 years you could save**

**£ 2,064**

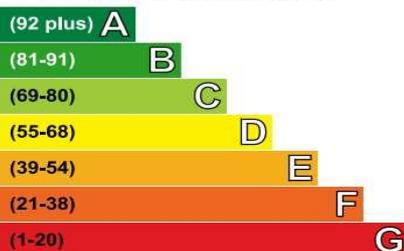
### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 189 over 3 years	
Heating	£ 3,618 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
<b>Totals</b>	<b>£ 4,293</b>	<b>£ 2,229</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

Very energy efficient - lower running costs



Current	Potential
54	84

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).

### 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 Increase loft insulation to 270 mm	£100 - £350	£ 767	
2 Internal or external wall insulation	£4,000 - £14,000	£ 698	
3 Floor Insulation	£800 - £1,200	£ 163	

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.