



DETACHED 3 BEDROOM HOME

FRENCH DOORS FROM DINING ROOM

SPACE FOR DINING IN KITCHEN

FITTED KITCHEN WITH APPLIANCES

UNDERSTAIRS + LANDING STORAGE

BED 1 WITH FITTED STORAGE



Addingham Avenue
WA8 8YB

Monthly Rental Of
£850

RECEPTION 1

From entrance hallway, good sized room with front aspect windows, laminate floor, archway leading to Reception 2 (Dining).

DINING / RECEPTION 2

Window to the rear aspect looking out to the garden, French doors leading out onto the patio. Laminate flooring, understairs storage, entrance to the kitchen diner.

KITCHEN DINER

Fitted base and wall units. Free standing fridge freezer. Washing machine, tumble dryer and dishwasher. Stainless steel hood extractor. Gas hob. Electric fitted oven. Stainless steel sink and drainer with mixer taps. Window over sink with garden view and front aspect window to driveway. Space for dining table.

BEDROOM 3

Rear window overlooking garden, carpet.

BEDROOM 2

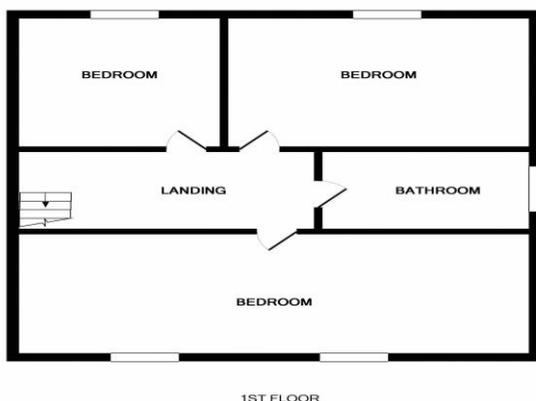
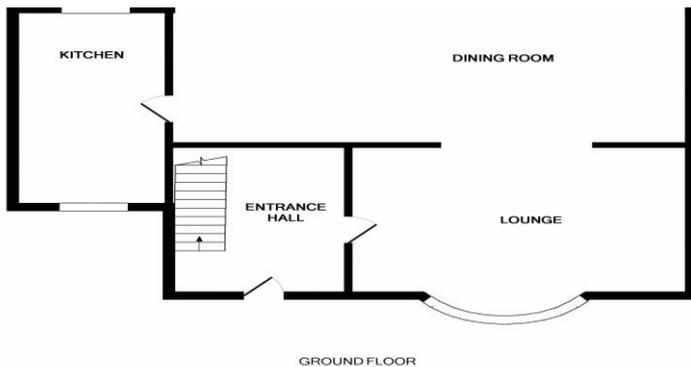
Rear window, carpet.

BATHROOM

White suite with low level wc, pedestal sink with mixer tap, bath with shower over. Vinyl floor.

BEDROOM 1

Two front aspect windows, fitted storage, carpet.



ADD ADDINGHAM to your shortlist! This 3 bed extended detached home with garden and off-road parking is now available to let. Located just off Hale Road and offers convenient access to the M62, M56, the Mersey Gateway Bridge and the A562 running between Liverpool and Warrington. Check out the floor plan and video and get in touch with us to arrange a viewing. Live chat available 24/7 on homelets.co.uk or text ADDINGHAM to 07961720110 for a call back.

38, Addingham Avenue, WIDNES, WA8 8YB

Dwelling type: Detached house
Date of assessment: 04 April 2017
Date of certificate: 04 April 2017

Reference number: 8983-7024-5540-8114-5906
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

Use this document to:

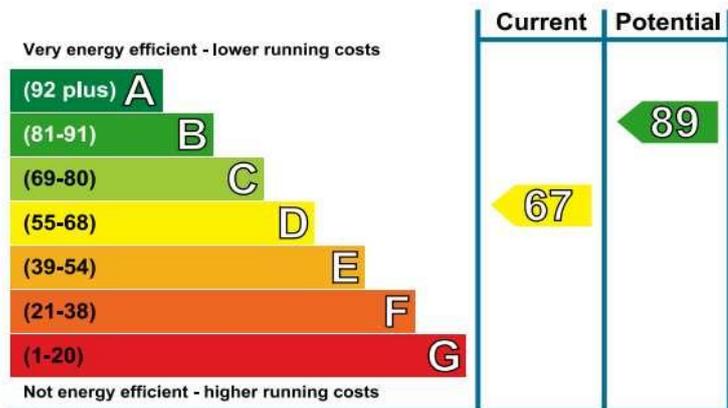
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,352
Over 3 years you could save	£ 876

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 171 over 3 years	
Heating	£ 1,737 over 3 years	£ 1,125 over 3 years	
Hot Water	£ 279 over 3 years	£ 180 over 3 years	
Totals	£ 2,352	£ 1,476	

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



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.

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 Cavity wall insulation	£500 - £1,500	£ 216	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	
3 Draught proofing	£80 - £120	£ 54	

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.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.