

# CLARKE | MUNRO

ESTATE AGENTS

15 Ainsdale Way, Beechwood, Middlesbrough, TS4



Price: £84,950



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- Three bedrooms
- Popular Beechwood location
- Close proximity to James Cook University Hospital
- Neutral modern interior
- For sale with tenant in situ
- Council tax band A

## Property Description:

Clarke Munro are delighted to offer this three bedroom mid terrace house available for sale with sitting tenant that currently pays £450PCM (further info available upon request). The neutral and modern interior briefly comprises: entrance hall, through lounge diner, kitchen with modern white fitted kitchen, three bedroom and family bathroom with separate w/c. Handily located for James Cook University Hospital. Private rear garden with useful store.

# 15 Ainsdale Way, Beechwood, Middlesbrough, TS4 3JU

TO VIEW: Tel: **01642 245796**

75-77Borough Road, Middlesbrough, TS1 3AA

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**Energy Performance Certificate** HM Government

15 Ainsdale Way, MIDDLESBROUGH, TS4 3JU

Property type: Mid terrace house  
Date of assessment: 02 June 2020  
Date of certificate: 02 June 2020  
Use this document to:  
1. Compare current bills to see which appliances are more energy efficient.  
2. Find out how you can save energy and money by installing improvement measures.

Reference number: 8030-7236-7280-4262-6206  
Type of assessment: EPC/EPB existing dwelling  
Total floor area: 87 m<sup>2</sup>

**Estimated energy costs of heating for 3 years** £ 2,263  
**Over 3 years you could save** £ 683

Current costs	Potential costs	Potential future savings
Lighting £ 165 over 3 years	£ 165 over 3 years	
Heating £ 1,960 over 3 years	£ 1,278 over 3 years	£ 682 over 3 years
Hot Water £ 458 over 3 years	£ 204 over 3 years	£ 254 over 3 years
<b>Totals</b> £ 2,583	£ 1,647	<b>Your potential savings</b> £ 936

**Energy Efficiency Rating**

These figures show how much the average household would spend in this property for heating, lighting and hot water. Our calculations are based on the energy use of typical households. They do not include energy use for running appliances.

The graph shows the current energy efficiency of your property. 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 8.

The average energy efficiency rating for a dwelling in England and Wales is Band E (rating 69).

The EPC rating shows how to lower our energy bills. It is based on standard assumptions about electricity and energy use and may not reflect how energy is consumed by individual households.

Recommended measure	Indicative cost	Typical savings over 3 years
1 Floor insulation (unventilated floor)	£200 - £ 250	£ 14
2 Heating controls (thermostatic radiator valves)	£300 - £350	£ 89
3 Heating control with room temperature sensor	£2,200 - £3,000	£ 267

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

Full transcript 0800 443392. The online EPC can be viewed at [www.epc.gov.uk](http://www.epc.gov.uk) using the unique reference number on the certificate.

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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