

9 Faceby Walk, Berwick Hills, Middlesbrough, TS3 7DB

Monthly rental of £550

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www.thirlwell-estates.co.uk



Description

Thirlwells are delighted to welcome to the market this well presented 2 bedroom semi detached property. Benefiting from recently fitted Bathroom and west facing rear garden. Internally comprising, Entrance Hall, Lounge through to dining room. Kitchen opening to rear yard with outhouses and w/c. To the first floor are 2 double bedrooms with built in cupboards and Modern white bathroom with 3 piece suite. Easy to maintain front and rear gardens. The property is approached from Garrowby Road or Crossfell road. EPC Rating D. Bond £634.


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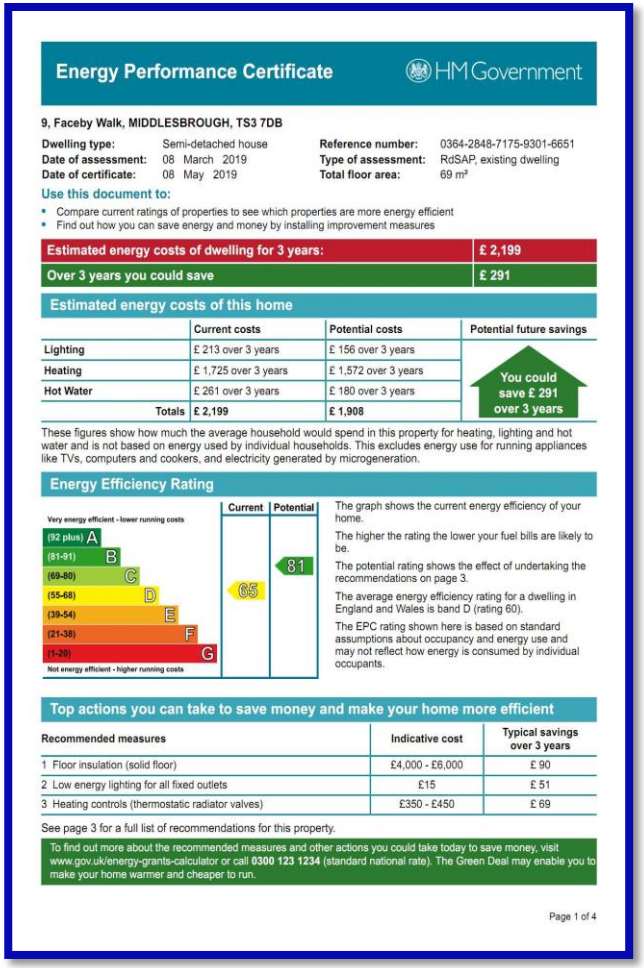

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Energy Performance Certificate

HM Government

9, Faceby Walk, MIDDLESBROUGH, TS3 7DB

Dwelling type:	Semi-detached house	**Reference number:**	0364-2848-7175-9301-6651
Date of assessment:	08 March 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	08 May 2019	**Total floor area:**	69 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:	**£ 2,199**
Over 3 years you could save	**£ 291**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 156 over 3 years	You could save £ 291 over 3 years
Heating	£ 1,725 over 3 years	£ 1,572 over 3 years	
Hot Water	£ 261 over 3 years	£ 180 over 3 years	
Totals	£ 2,199	£ 1,908	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 69

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.

Page 1 of 4

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 Thirlwells or the vendor. None of the statements contained in these particulars as to this property are to be relied on statements of representations of 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 Thirlwells, nor any person in their employment has any authority to make or give any respesentation or warranty whatever in relation to this property. All measurements are approximate.

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