



78 Wellesley Road, Middlesbrough, TS4 2DQ
£105,000

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www.thirlwell-estates.co.uk

Key Features

- Investment opportunity
- Potential to be purchased as part of a portfolio
- 4 bed potential to be let as 5 bed
- Neutral modern decor
- Perfect for student let or large family
- No forward chain

Description

****ATTENTION INVESTORS**** To be sold separately or as part of a portfolio... This property is in great condition and internally is very impressive with superb kitchen and bathroom etc. This is currently a 4 bedroom house with the potential to be a 5 bed which would be perfect as a HMO/ student accommodation/ or even a large family home. It has endless potential. Perfectly situated for Middlesbrough town centre, transport links and Teesside University. Offered with advantage of vacant possession upon completion.

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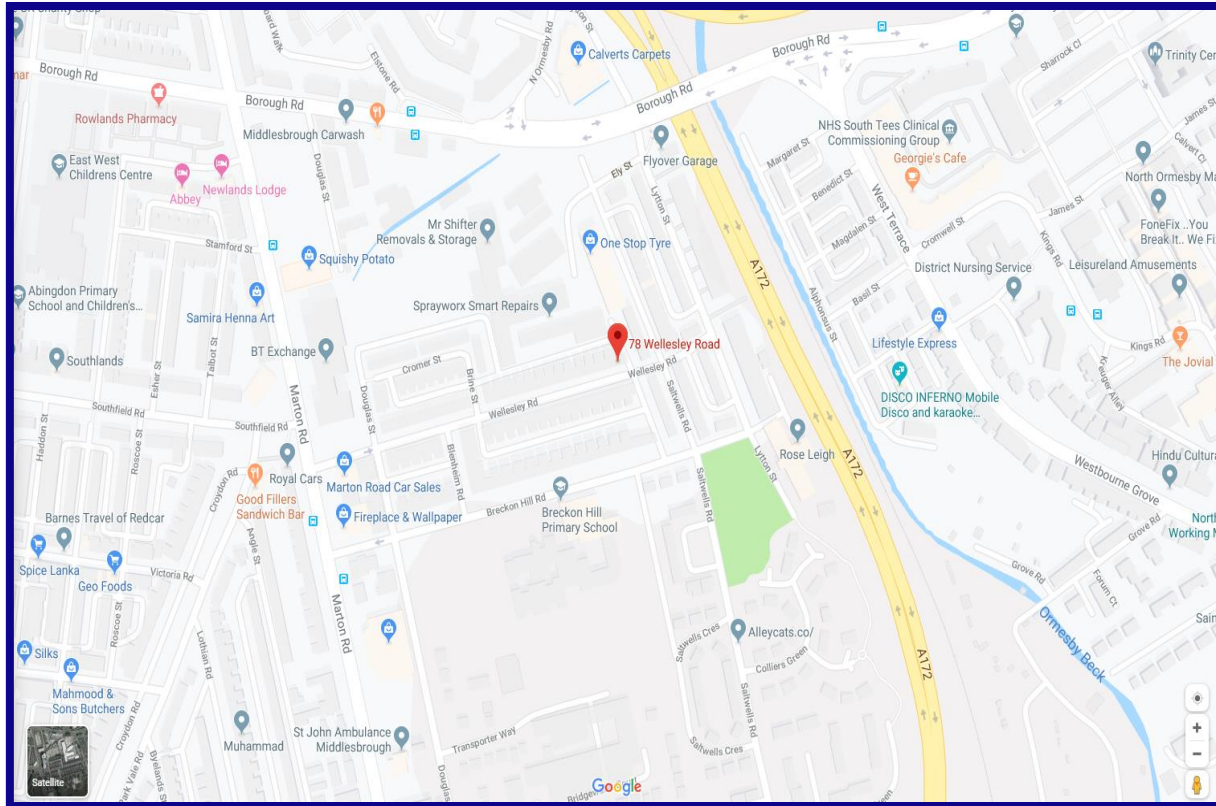
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Energy Performance Certificate



78, Wellesley Road, MIDDLESBROUGH, TS4 2DQ

Dwelling type: Mid-terrace house
Date of assessment: 02 October 2018
Date of certificate: 02 October 2018
Reference number: 9148-2842-6208-9708-9681
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 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:	£ 2,676
Over 3 years you could save	£ 822

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,190 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 282 over 3 years	£ 189 over 3 years	
Totals	£ 2,676	£ 1,854	You could save £ 822 over 3 years

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

Very energy efficient - lower 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 Internal or external wall insulation	£4,000 - £14,000	£ 474
2 Floor insulation (suspended floor)	£800 - £1,200	£ 72
3 Heating controls (room thermostat)	£350 - £450	£ 186

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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 representation or warranty whatever in relation to this property. All measurements are approximate.



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