



# HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



## **41, Ormskirk Road, Skelmersdale, WN8 0AH** **Offers in the Region Of £140,000**

- Two Bedrooms
- End terraced house
- Large rear garden
- Driveway parking
- Close to local amenities
- Viewing recommended



## 41, Ormskirk Road, Skelmersdale, WN8 0AH

We are pleased to offer to the market this end terraced house in the highly sought after area of Upholland. The property occupies a generous plot and provides two bedroomed accommodation with off road parking, potential for extension to the side and a large enclosed rear garden. The property is also close to local amenities and schools. Viewing is highly recommended.

### Entrance Hall

**Lounge** 11' 8" x 11' 11" (3.55m x 3.63m)

**Kitchen** 14' 8" x 6' 9" (4.48m x 2.05m)

Integrated electric oven, ceramic hob & extractor..

### First Floor Accommodation

**Bedroom One** 14' 4" x 8' 11" (4.38m x 2.73m)

**Bedroom Two** 9' 11" x 7' 1" (3.02m x 2.17m)

**Shower Room** 7' 0" x 6' 11" (2.14m x 2.11m)

### Rear Garden

### Services

All mains services are available and connected. Gas fired central heating is provided by a combi boiler located in the kitchen. Services and service installations have not been inspected or tested.

### Tenure

The property is leasehold. The lease is dated 5th November 1934 for a term of 999 years from 12th November 1932 at an annual ground rent of £2.50.

### Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.





# Energy Performance Certificate



41, Ormskirk Road, Upholland, SKELMERSDALE, WN8 0AH

Dwelling type: End-terrace house

Date of assessment: 16 July 2020

Date of certificate: 17 July 2020

Reference number: 9568-9044-7203-7010-0204

Type of assessment: RdSAP, existing dwelling

Total floor area: 52 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:**

**£ 1,737**

**Over 3 years you could save**

**£ 297**

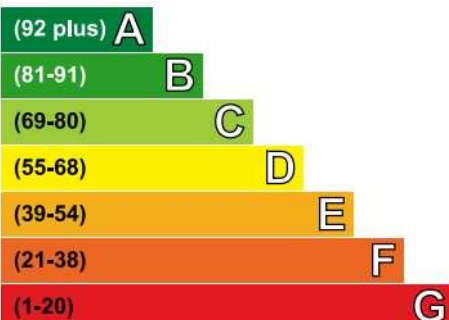
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 135 over 3 years	
Heating	£ 1,293 over 3 years	£ 1,137 over 3 years	
Hot Water	£ 240 over 3 years	£ 168 over 3 years	
<b>Totals</b>	<b>£ 1,737</b>	<b>£ 1,440</b>	

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



Not energy efficient - higher running costs

Current	Potential
67	86

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 (suspended floor)	£800 - £1,200	£ 96
2 Low energy lighting for all fixed outlets	£20	£ 60
3 Heating controls (room thermostat)	£350 - £450	£ 66

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.