



11 West Lane, Middlesbrough, TS5 4DE  
£69,950

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[www.thirlwell-estates.co.uk](http://www.thirlwell-estates.co.uk)

### Key Features

- Impressive three bedroom house
- Fully Refurbished with refitted Bathroom and Kitchen
- Chain Free Sale with Immediate Possession on Completion
- Popular Location with Upvc Double glazing and Combi Boiler
- Viewing Highly recommended
- Ideal Investor Opportunity

### Description

**\*\*OPEN TO OFFERS! CHAIN FREE SALE!\*\*** This smartly refurbished three bedroom house boasts a refitted Kitchen and Bathroom and is available with the convenience of no onward chain. An ideal investment opportunity in this sought after location with easy access to transport routes of the A66 and A19. The living space comprises Entrance hall, Lounge, Dining room, refitted Kitchen, Three bedrooms and modern Bathroom. Benefiting from Upvc double glazing, gas central heating with Combi boiler and easy maintenance gardens to front and rear. Viewing comes highly recommended.



### Thirlwells Estate Agents

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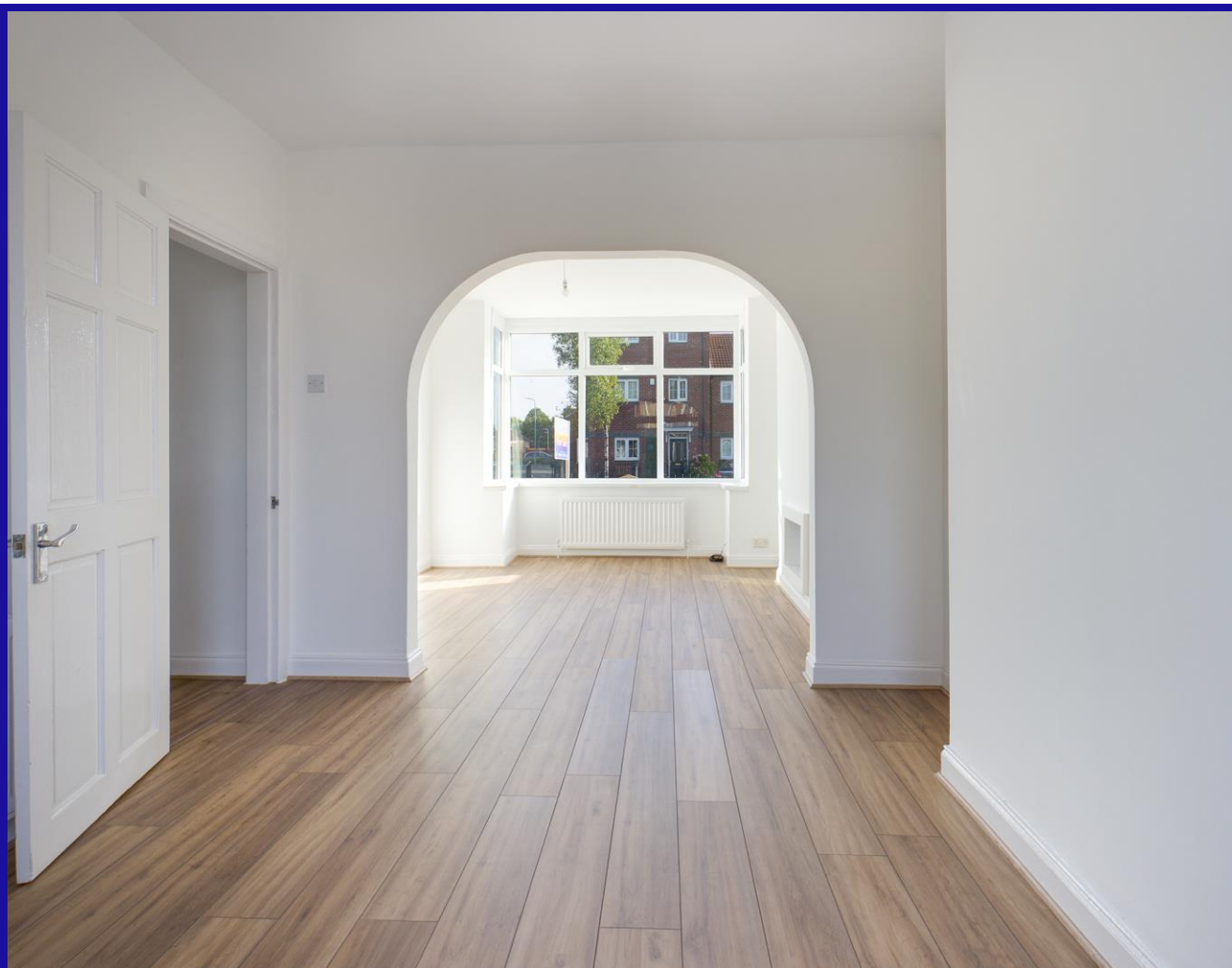
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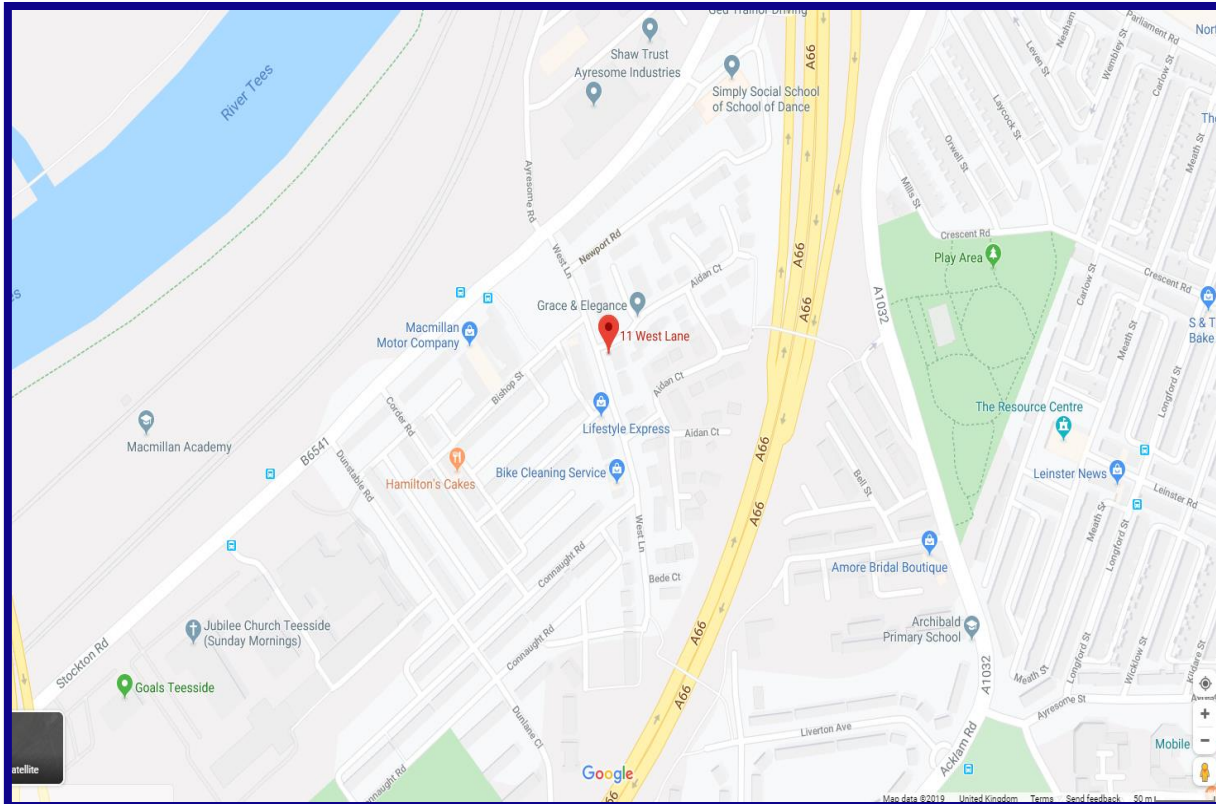
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**Energy Performance Certificate**

**11, West Lane, MIDDLESBROUGH, TS5 4DE**

**Dwelling type:** Mid-terrace house      **Reference number:** 9348-2853-6608-9201-4405  
**Date of assessment:** 07 October 2019      **Type of assessment:** RuSAP, existing dwelling  
**Date of certificate:** 07 October 2019      **Total floor area:** 76 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,991</b>
<b>Over 3 years you could save</b>	<b>£ 1,221</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 5px; width: 50px; margin: 0 auto;">                     You could save £ 1,221 over 3 years                 </div>
Heating	£ 2,514 over 3 years	£ 1,389 over 3 years	
Hot Water	£ 303 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,991</b>	<b>£ 1,770</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

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

	Current	Potential
56	84	

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 Increase loft insulation to 270 mm	£100 - £350	£ 525
2 Cavity wall insulation	£500 - £1,500	£ 252
3 Floor insulation (suspended floor)	£800 - £1,200	£ 99

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.

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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.



Partners: Wendy Clarke, Nicola Munro MNAEA