

Your local property experts

Adams
residential sales



Five Bedroom Detached

Cul-De-Sac Position



Double Garage

No Onward Chain



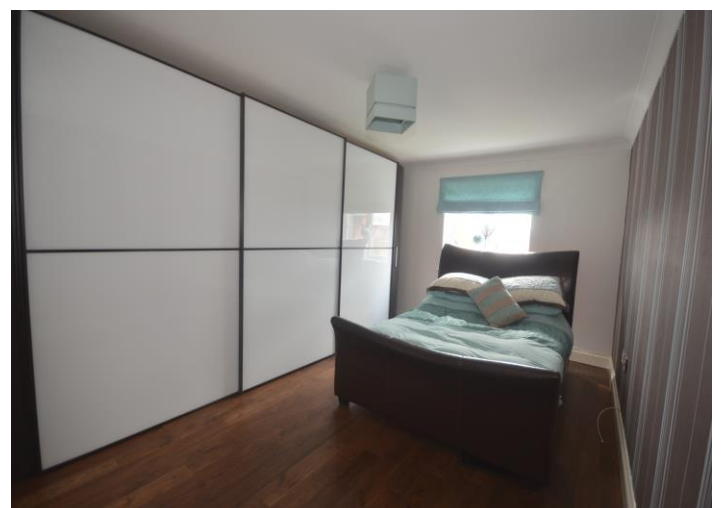
Well Tended Gardens

Viewing Essential

Truman Close
Widnes, WA8 9QE

£290,000

Located on the ever popular Sandringham Gardens development in the North of Widnes is this five bedroom, three storey detached family home. The property has been greatly enhanced by the current vendors, situated within the catchment area of excellent local schools and brought to the market with the benefit of no onward chain an early inspection is essential. Features include entrance hall, cloaks/w.c., two reception rooms, dining kitchen and utility room to the ground floor. Landing, three bedrooms, ensuite facilities to two and bathroom to the first floor. Landing, two double bedrooms and bathroom to the second floor. Externally, well kept gardens and detached double garage with driveway



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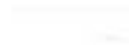
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Floorplan 2



Energy Performance Certificate 

2, Truman Close, WIDNES, WA8 9QE


Dwelling type: Detached house
Date of assessment: 21 May 2015
Date of certificate: 21 May 2015

Reference number: 2098-0082-7215-3565-2930
Type of assessment: RdSAP, existing dwelling
Total floor area: 164 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:	£ 2,826
Over 3 years you could save	£ 249

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 252 over 3 years	 You could save £ 249 over 3 years
Heating	£ 2,058 over 3 years	£ 2,085 over 3 years	
Hot Water	£ 378 over 3 years	£ 240 over 3 years	
Totals	£ 2,826	£ 2,577	


These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Current	Potential
76	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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£60	£ 117	
2 Solar water heating	£4,000 - £8,000	£ 132	
3 Solar photovoltaic panels, 2.5 kWp	£6,000 - £8,000	£ 768	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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