

TO LET

SPACIOUS 2 BEDROOM HOUSE



**2 WHARF TERRACE, MADELEY HEATH,
STAFFORDSHIRE, CW3 9LW**

Rent £575 per calendar month

Located within a quiet residential hub, in a rural area, but close to the extensive facilities in Madeley Village, this property comes back to market for re-let after a long term lease.

The accommodation is spacious, with 2 good sized Reception Rooms and 2 Double Bedrooms.

It comprises:-

Entrance Hallway under stairs **Storage Cupboard** leads off. Wide archway leads to

Lounge: 10' 10" x 11' (3.30m. x 3.60m.).

A pleasant room with an attractive
Open Hearth Fireplace and
East Facing Windows, providing natural light.



Dining Room: 10' 10" x 12' 6" (3.30m. x 3.80m),
appointed with a Wood Burning Stove within a Brick
Fireplace, all beneath a Beamed Ceiling.

Kitchen: 10' 10" x 7' 10" (3.60m. x 2.40m.), fully fitted with Base and Wall Cupboard Units and Working Surfaces, including a One and a Half Bowl Sink Unit. The integrated units include, a 4 Ring Gas Hob with Electric Oven below, and Modern Housekeeper's Cupboard.



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The Staircase leads to the **First Floor** and

Bedroom 1:- 10' 10" x 12' 2" (3.30m. x 3.70m.)

Bedroom 2:- 10' 10" x 12' 6" (3.30m. x 3.80m.)

Bathroom/WC:- equipped with a Pedestal Wash Hand Basin, Panelled Bath, with tiled splashes, Walk-in Shower Cubicle and Chrome Heated Towel Rail.



Access to the roof storage area is available by means of a fold down ladder from the hatch above the landing.

Outside

There is a Paved Rear Garden with two raised flower beds, outside hose tap, Store Shed and a Private Pedestrian Passageway leading to Heath Row.



Services

Mains water, gas, electricity and drainage are all connected. The domestic hot water and central heating system is provided by the Valliant Gas Combi Boiler, located in the kitchen.

Deposit

£575

PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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Energy Performance Certificate



2, Wharf Terrace, Madeley Heath, CREWE, CW3 9LW

Dwelling type: Enclosed-mid-terrace house **Reference number:** 2458-7075-7232-4226-9970
Date of assessment: 25 February 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 02 March 2016 **Total floor area:** 80 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:	£ 3,069
Over 3 years you could save	£ 1,377

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 159 over 3 years	
Heating	£ 2,490 over 3 years	£ 1,305 over 3 years	
Hot Water	£ 339 over 3 years	£ 228 over 3 years	
Totals	£ 3,069	£ 1,692	

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
59	87

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.

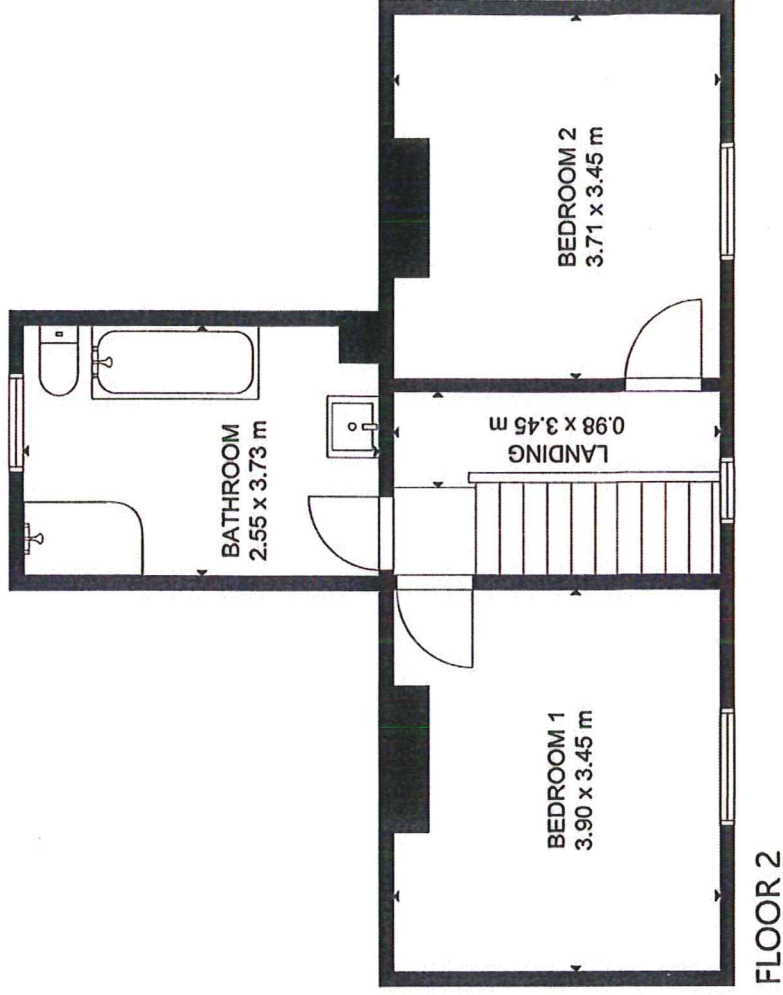
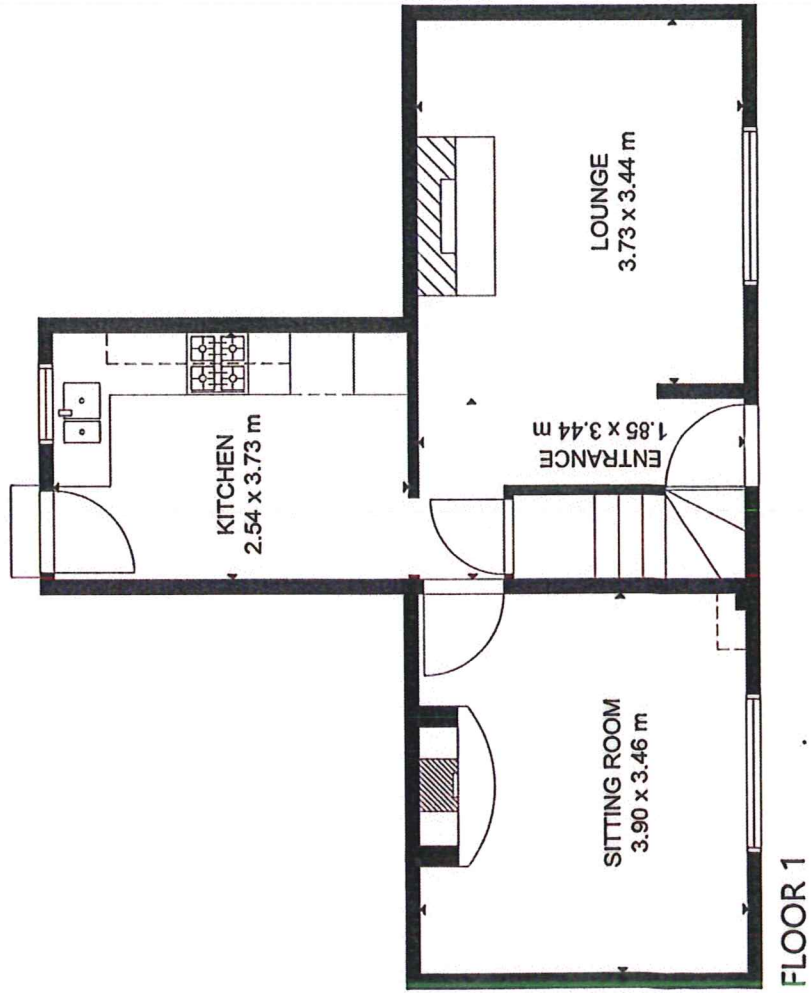
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 783
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
3 Draught proofing	£80 - £120	£ 63

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.



GROSS INTERNAL AREA

TOTAL: 88 m²

FLOOR 1: 44 m², FLOOR 2: 44 m²

SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.