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177 Southfield Road, , Middlesbrough, TS1 3HF
£155,000

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Ground Floor

Entrance Hall

Entrance door, staircase to first floor, understairs cupboard.

Lounge / Bedroom One

Bay window to front aspect, radiator.

Living Room / Bedroom Two

Bay window to side aspect, radiator.

Kitchen

Wall & base units, single drainer sink unit, built in electric oven & hob with extractor hood over, appliances include; washing machine, tumble dryer & fridge freezer, radiator, window to side aspect, door to rear.

Cloakroom w/c

Window to side aspect, low level w/c, wash hand basin, shower.

First Floor

Bedroom Three

Bay window to front aspect, fitted wardrobes, radiator, dressing room area.

Lounge

Window to side aspect, radiator, opening to kitchen.

Kitchen

Window to side aspect, wall & base units, work surfaces, sink unit, built in electric oven & hob with extractor hood over, dishwasher, radiator.

Bathroom w/c

Comprising; panelled bath with shower over, wash hand basin set in white gloss unit with cupboards below, low level w/c, built in cupboard, radiator, double glazed window to rear aspect.

Second Floor

Bedroom Four

Window to front aspect, radiator.

Bedroom Five

Window to side aspect, radiator, wash hand basin.

Externally

Front garden with lawned area, paved pathway. Rear yard.



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Energy Performance Certificate

HM Government

177, Southfield Road, MIDDLESBROUGH, TS1 3HF

Dwelling type: end-terrace house Reference number: 0146-2846-6127-9928-9261
 Date of assessment: 26 February 2018 Type of assessment: RUSAP, existing dwelling
 Date of certificate: 26 February 2018 Total floor area: 204 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:	£ 5,373
Over 3 years you could save	£ 1,404

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 4,698 over 3 years	£ 3,342 over 3 years	
Hot Water	£ 375 over 3 years	£ 327 over 3 years	
Totals	£ 5,373	£ 3,969	You could save £ 1,404 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

(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: G

Potential: B

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. Cavity wall insulation	£500 - £1,500	£ 681
2. Floor insulation (suspended floor)	£800 - £1,200	£ 258
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 462

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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