

## GARDENS



## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION



**£55,000**

**36 Derby Street, Ince, Wigan, WN3 4TJ**

## ENERGY PERFORMANCE CERTIFICATE

**Energy Performance Certificate**

36, Derby Street, Ince, WIGAN, WN3 4TJ

Dwelling type: Mid-terrace house  
Date of assessment: 19 April 2013  
Date of certificate: 23 April 2013

Reference number: 9818-4014-7274-0677-5920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 79 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:	£ 2,973
Over 3 years you could save	£ 1,344

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 135 over 3 years	You could save £ 1,344 over 3 years
Heating	£ 2,433 over 3 years	£ 1,314 over 3 years	
Hot Water	£ 327 over 3 years	£ 180 over 3 years	
<b>Totals</b>	<b>£ 2,973</b>	<b>£ 1,629</b>	

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**

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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 Cavity wall insulation	£500 - £1,500	£ 132	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 477	✓
3 Floor insulation	£800 - £1,200	£ 138	✓

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.direct.gov.uk/savingenergy](http://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.

## NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

