



## Burnley Road, Rossendale, BB4

**£130,000**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 2

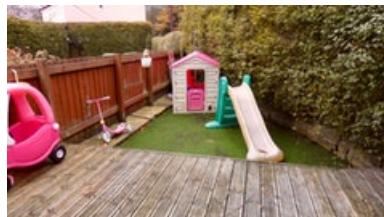
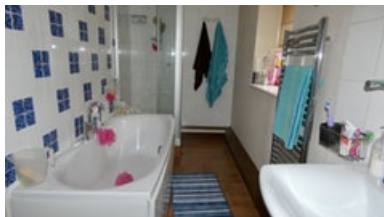
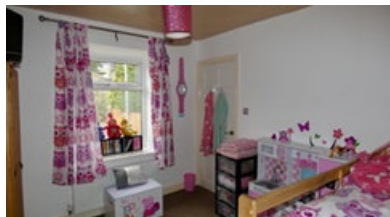
Do not miss this property with No Chain! It is ready to move straight into and situated in a very desirable location. It also has great transport links. Contact HouseSimple on 0333 103 8390 to arrange your viewing!

### Key features:

- Two Bedrooms
- No Chain
- Large Kitchen Diner
- Very Desirable Location
- Great transport links

## Extra info:

- **Property Age:** 123 years
- **Council Tax:** Band B (£1404.66 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are pleased to offer this good sized semi detached house in Crawshawbooth, which is offered to the market with no onward chain. The property has been improved by the current owners and now offers spacious and well thought out accommodation which briefly comprises: entrance lobby, kitchen diner, lounge, two double bedrooms and a four piece bathroom. There is a small enclosed rear garden to the rear and off road parking is available.

## **Entrance Lobby**

## **Kitchen Diner (4.2 x 4.5)**

Fitted with a range of wall and base units, sink and drainer, space and plumbing for washing machine and fridge freezer. Laminate flooring, double glazed window to front.

## **Lounge (4.5 x 4.5)**

Carpet flooring, double glazed window to front, double glazed french doors to garden.

## **First Floor**

### **Bedroom (3.6 x 4.6)**

Carpet flooring, double glazed window to front

### **Bedroom (3.4 x 2.9)**

Carpet flooring, built in storage cupboard, double glazed window to side.

### **Bathroom (5.2 x 1.6)**

Three piece suite with separate shower cubicle, laminate floor, double glazed window to front.

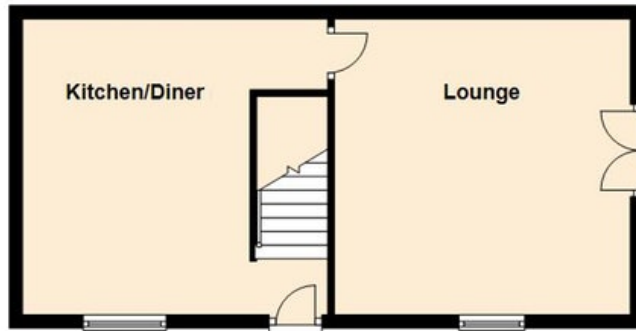
## **Outside**

To the rear is a small enclosed garden and there is off road parking available to the front.

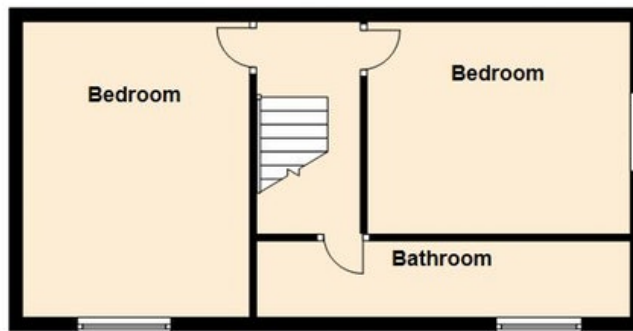
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**Floor plan:**

**Ground Floor**



**First Floor**



## Energy Performance Certificate:

Energy Performance Certificate

**515a, Burnley Road, ROSSENDALE, BB4 8LZ**

<b>Dwelling type:</b> Enclosed-end-terrace house	<b>Reference number:</b> 8738-7929-3609-4066-2992
<b>Date of assessment:</b> 16 November 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 19 November 2018	<b>Total floor area:</b> 85 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>£ 2,682</b>
<b>Over 3 years you could save</b>	<b>£ 435</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 5px; width: 50px; margin: 0 auto;">                     You could save £ 435 over 3 years                 </div>
Heating	£ 2,199 over 3 years	£ 1,857 over 3 years	
Hot Water	£ 303 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,682</b>	<b>£ 2,247</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**

<p style="font-size: xx-small; margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: xx-small;"> <tr> <td style="background-color: #0070c0; color: white; padding: 2px;">(92 plus) <b>A</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #4caf50; padding: 2px;">(81-91) <b>B</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #8bc34a; padding: 2px;">(69-80) <b>C</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #ffc107; padding: 2px;">(55-68) <b>D</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #ff9800; padding: 2px;">(39-54) <b>E</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #ff5722; padding: 2px;">(21-38) <b>F</b></td> <td style="border: none;"></td> </tr> <tr> <td style="background-color: #d32f2f; padding: 2px;">(1-20) <b>G</b></td> <td style="border: none;"></td> </tr> </table> </div> <div style="width: 5%; border-left: 1px solid black; border-right: 1px solid black; padding: 0 5px;"> <table border="0" style="width: 100%; text-align: center;"> <tr> <td style="font-size: xx-small;">Current</td> <td style="font-size: xx-small;">Potential</td> </tr> <tr> <td style="font-size: 2em; color: #ffc107;">85</td> <td style="font-size: 2em; color: #0070c0;">81</td> </tr> </table> </div> </div>	(92 plus) <b>A</b>		(81-91) <b>B</b>		(69-80) <b>C</b>		(55-68) <b>D</b>		(39-54) <b>E</b>		(21-38) <b>F</b>		(1-20) <b>G</b>		Current	Potential	85	81	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Current	Potential																		
85	81																		

**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	£ 207
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
3 Solar water heating	£4,000 - £6,000	£ 90

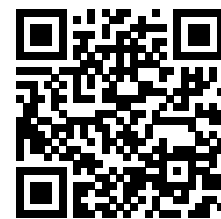
See page 3 for a full list of recommendations for this property.

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](http://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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