



Albany Avenue, Blackpool, FY4

£125,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

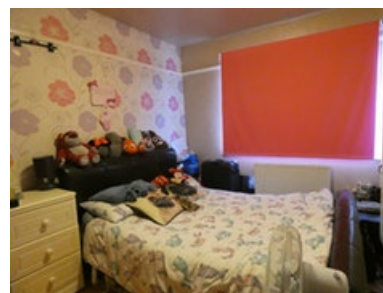
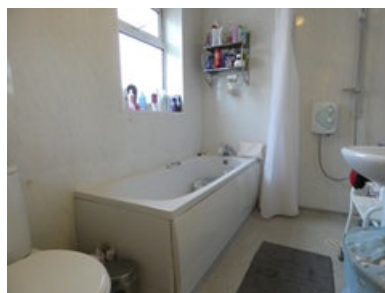
A beautiful 3 bedroom family home, with a spacious through-lounge, off road parking, well kept rear garden. The property benefits from a sought after location and NO CHAIN so this is NOT TO BE MISSED, Call Now to book 0333 103 8390.

Key features:

- Family Home
- Three Bedrooms
- Large Through-Lounge
- Rear Garden
- Off Road Parking and Drive
- Sought After location!
- No Chain
- Not To Be Missed

Extra info:

- **Property Age:** 61 years
- **Council Tax:** Band B (£1365.81 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

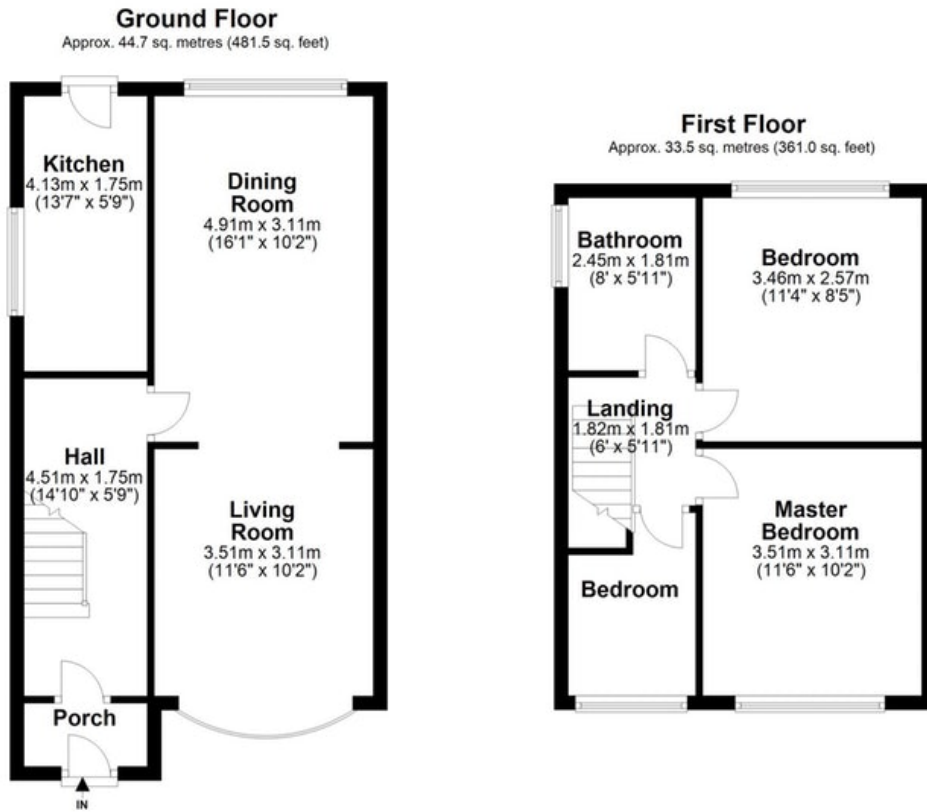


FAMILY HOME. Be quick to secure a viewing on this great property from HouseSimple. A three bed l'm semi that comes with off road parking and a rear garden. With the addd benefit of no chain, this is a great prospect. The property briefly consist of a entrance porch leading to the hallway and stairs and into the main through lounge and diner. Bay window to the front and large windows over looking the rear. Fitted kitchen with built in cooking facilities and access to the rear.

The first floor has two double bedrooms and a single. These rooms are serviced by a three piece suite bathroom with additional wet room conversation with shower.

Externally the property has enclosed gardens to rear and off road parking. Call now to secure your viewing before it's goes.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

59, Albany Avenue, BLACKPOOL, FY4 1QB

Dwelling type: Semi-detached house	Reference number: 8538-7822-6599-8128-7902
Date of assessment: 08 December 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 December 2018	Total floor area: 68 m ²

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:	£ 2,334
Over 3 years you could save	£ 681

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 150 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 681 over 3 years</p> </div>
Heating	£ 1,773 over 3 years	£ 1,320 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
Totals	£ 2,334	£ 1,653	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #66c2a1; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c4e6c4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #fff9c4; color: black; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #fff176; color: black; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ffcdd2; color: black; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e57373; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border-right: 1px solid black;">62</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	62	84
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(1-20) G												
Current	Potential											
62	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).
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	£ 282
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117
3 Low energy lighting for all fixed outlets	£50	£ 120

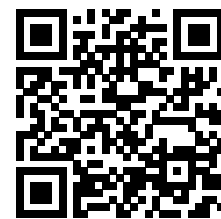
See page 3 for a full list of recommendations for this property.

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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MISREPRESENTATION ACT, 1967.

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