



## Ullswater Close, Blackburn, BB1

**£124,999**

Or Nearest Offer

**Tenure:** Freehold, **Bedrooms:** 3

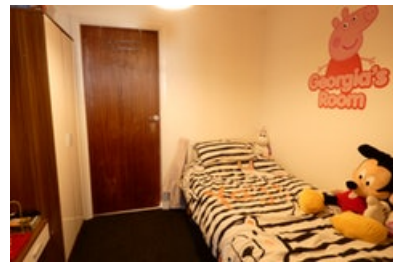
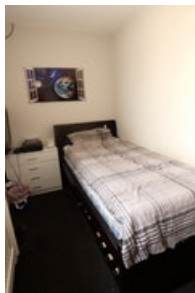
\*\*\*STAR BUY\*\*\* Perfect Family Home! Gardens, Garage & Downstairs WC also! Popular location placed within a quiet well kept cul-de-sac. \*\*\*MUST SEE\*\*\*

### Key features:

- Perfect First Time Buy
- Close to schools
- town centre & amenities
- Public Transport Links Closeby
- No Chain Delay
- Garage & Gardens

## Extra info:

- **Property Age:** 59 years
- **Council Tax:** Band A (£1140.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



\*\*\*VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY!\*\*\*

\* THREE BEDROOM FAMILY HOME! POPULAR LOCATION! GARAGE & GARDENS. NO CHAIN DELAY \* MUST SEE!!

HouseSimple is pleased to present this FABULOUS FAMILY HOME situated within a quiet well kept cul-de-sac. A truly superb property with ample accommodation suited perfectly to a family. This home is conveniently placed with easy access to the town centre and wider transport links. Boasting a fabulous location this property is within the catchment area for some excellent schools! Internal accommodation comprises; welcoming entrance hallway, WC, Utility Room, Fitted Kitchen - open plan to the dining area and lounge. To the first floor there are three bedrooms and a three piece family bathroom (one of the bedrooms has been staged as two rooms via a stud wall partition.) Externally to the front there is a paved yard with access to the garage. To the rear there is also a garden area! This property MUST BE VIEWED to be fully appreciated. Offered to the market with NO CHAIN DELAY - viewings are highly recommended.

**Floor plan:**



## Energy Performance Certificate:

**Energy Performance Certificate**

**14, Ullswater Close, BLACKBURN, BB1 5LT**

<b>Dwelling type:</b> end-terrace house	<b>Reference number:</b> 8826-6229-4629-8525-2996
<b>Date of assessment:</b> 15 November 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 23 November 2016	<b>Total floor area:</b> 99 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>£ 2,604</b>
<b>Over 3 years you could save</b>	<b>£ 453</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 189 over 3 years	£ 189 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save <b>£ 453</b> over 3 years                 </div>
<b>Heating</b>	£ 2,058 over 3 years	£ 1,719 over 3 years	
<b>Hot Water</b>	£ 357 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 2,604</b>	<b>£ 2,151</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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4CAF50; color: white;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #8BC34A; color: white;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #FFEB3B; color: white;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #FFC107; color: white;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #FF9800; color: white;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #FF5722; color: white;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #C0392B; color: white;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </table>	Current	Potential	70	84	<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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(1-20) <b>G</b>													
Current	Potential												
70	84												

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	£ 93
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Heating controls (room thermostat)	£350 - £450	£ 102

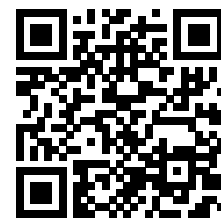
See page 3 for a full list of recommendations for this property.

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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**MISREPRESENTATION ACT, 1967.**

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