



Brindle Road, Preston, PR5

£230,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

REDUCED STUNNING DETACHED PROPERTY - THREE BEDROOMS HouseSimple are pleased to present to the market this lovely detached property situated in a sought after area, just south of Preston. This lovely property is a 1930s character detached home, with mature

Key features:

- Detached Property
- Three Bedrooms
- Ensuite To master
- Stunning Kitchen
- Wooden flooring
- Full UPVC
- GCH
- Sun Room
- Gardens
- Log Burner
- Modern Bathroom

Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band D (£189.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



REDUCED

..... STUNNING DETACHED PROPERTY - THREE BEDROOMS

HouseSimple are pleased to present to the market this lovely detached property situated in a sought after area, just south of Preston. This lovely property is a 1930s character detached home, with mature gardens front and rear and would make an ideal family home. Having been modernised throughout and being immaculately presented throughout the property is move in ready.

Key Points

Wood-burning stove in the dining area, original feature gas-fire in the lounge.

Excellent central heating, Baxi boiler, radiators throughout.

Brand new kitchen in 2018, with quartz worktops and island - Neff oven and microwave, Beko hob. Still 4 years left of guarantee.

En-suite shower room and wc off the main bedroom and a full bathroom off the landing, with luxury shower and bath. Clean modern tiling in both. Stainless radiators and extractor fans in each.

Driveway for two cars, plus another behind gates.

Natural wood throughout, feature staircase and stained-glass landing window.

Feature archway with bi-folding doors between the lounge and sun room/utility.

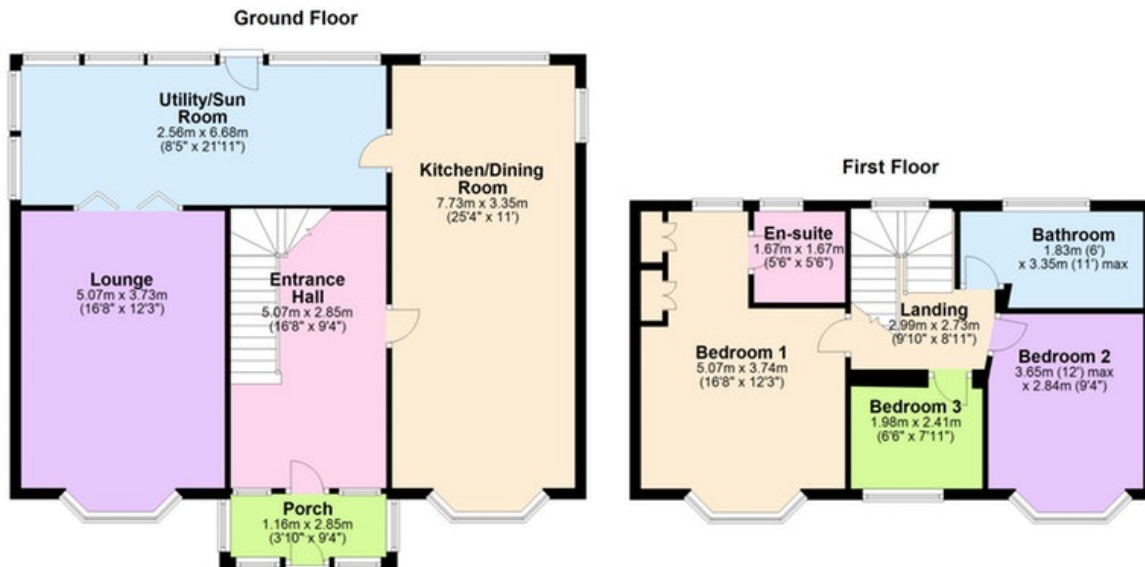
Plumbed and vented for washing machine and tumble-drier in the utility room.

Mature gardens, front & back, with fruiting trees (apple & pear).

Amenities and schools are within walking distance and the property is ideally situated for good road and transport links.

This is a stunning property which has many lovely features and is move in ready and we thoroughly recommend early viewing to fully appreciate all that this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

75, Brindle Road, Bamber Bridge, PRESTON, PR5 6YH

| | |
|--|---|
| Dwelling type: Detached house | Reference number: 8105-5854-6529-6507-9363 |
| Date of assessment: 05 July 2016 | Type of assessment: RdSAP, existing dwelling |
| Date of certificate: 05 July 2016 | Total floor area: 128 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: | £ 4,026 |
| Over 3 years you could save | £ 1,206 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 252 over 3 years | £ 252 over 3 years | <div style="border: 1px solid green; padding: 5px; background-color: #4CAF50; color: white; width: fit-content; margin: auto;"> You could save £ 1,206 over 3 years </div> |
| Heating | £ 3,429 over 3 years | £ 2,331 over 3 years | |
| Hot Water | £ 345 over 3 years | £ 237 over 3 years | |
| Totals | £ 4,026 | £ 2,820 | |

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 | Potential |
|---------|-----------|
| 59 | 78 |

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 | £ 942 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 153 |
| 3 Solar water heating | £4,000 - £6,000 | £ 108 |

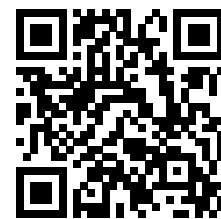
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code