



Broadgate, Preston, PR1

£185,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

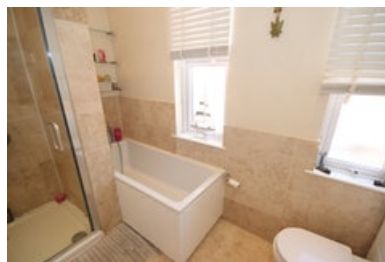
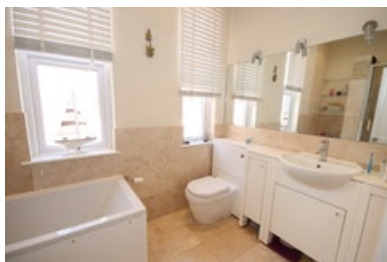
..... SPACIOUS MID TERRACE PROPERTY IN POPULAR AREA Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular central area.

Key features:

- Mid terrace property
- 4 Bedrooms
- Utility Room
- Ground floor WC
- Fitted kitchen
- Modern Contemporary Bathroom
- Courtyard garden
- GCH
- Full UPVC

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band C (£1717.35 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... SPACIOUS MID TERRACE PROPERTY IN POPULAR AREA

Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular central area facing the River Ribble . This would make an ideal family home or for a first time buyer and has four good size bedrooms.

From the main entrance you enter a spacious hall which has feature tiled floor, to the left you enter the front lounge which has large bay window and feature fireplace and wooden flooring, the next room on the left is a second reception room which has a feature fireplace. At the end of the hall you enter the large kitchen which has a range of wall and base units and co-ordinating worktops. There is a separate dining area. At the end of the kitchen you enter a utility room which leads to a storage/laundry room which leads to the ground floor cloaks/wc.

To the first floor there is a large master bedroom and 2 further double bedrooms and a further single bedroom. The family bathroom is modern and contemporary with white suite and separate walk in shower and designer tiling to complete the modern sleek look.

To the front is a small garden area and to the rear is a courtyard garden.

Amenities and schools are nearby and the property is ideally situated for good road and transport links.

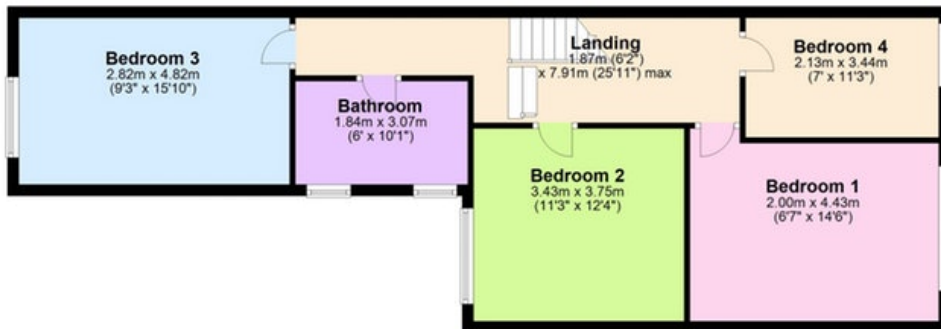
This is a lovely spacious property with many features and is an ideal family or first time buyer home and we thoroughly recommend early viewing to fully appreciate all the features this property has to offer.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

35, Broadgate
PRESTON
PR1 8DU

Dwelling type: Mid-terrace house
Date of assessment: 03 February 2012
Date of certificate: 08 February 2012
Reference number: 0594-2858-9624-9302-6735
Type of assessment: RdSAP, existing dwelling
Total floor area: 145 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Rating	Current	Potential
(102 plus) A		
(81-101) B		
(69-80) C		
(55-68) D		
(39-54) E	43	48
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Rating	Current	Potential
(102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	42
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	348 kWh/m ² per year	315 kWh/m ² per year
Carbon dioxide emissions	9.7 tonnes per year	8.8 tonnes per year
Lighting	£93 per year	£65 per year
Heating	£1604 per year	£1479 per year
Hot water	£103 per year	£91 per year

You could save up to £165 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

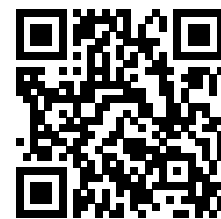
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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MISREPRESENTATION ACT, 1967.

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