



Florence Street, Barrow-in-Furness, LA14

£71,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

..... SPACIOUS MID TERRACE PROPERTY Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular area and being close to the town centre.

Key features:

- Mid terrace property
- 2 Bedrooms
- Fitted Kitchen
- Spacious modern bathroom
- Feature Fireplace
- GCH
- Full UPVC
- Courtyard Garden

Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£1251.58 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... SPACIOUS MID TERRACE PROPERTY

Housesimple are pleased to present to the market this spacious mid terrace property situated in a popular area and being close to the town centre. This property would be ideal for a first time buyer being spacious and having two double bedrooms.

From the main entrance you enter a vestibule which opens in to the front lounge, the reception room has feature fireplace and open access to the rear reception room, staircase leads to the first floor. Doorway leads through to the kitchen which has been fitted with a range of wall and base units.

To the first floor are two double bedrooms and a modern family bathroom with white suite and tiling.

To the rear is a courtyard garden. There is a brick storage area.

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

This is a spacious property ideal for a first time buyer and offers scope to add value and we thoroughly recommend early viewing to fully appreciate all this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

18, Florence Street, BARROW-IN-FURNESS, LA14 2DB

Dwelling type: Mid-terrace house **Reference number:** 9798-9073-6263-5141-4950
Date of assessment: 11 July 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 11 July 2019 **Total floor area:** 75 m²

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:	£ 2,343
Over 3 years you could save	£ 567

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 174 over 3 years	
Heating	£ 1,794 over 3 years	£ 1,398 over 3 years	
Hot Water	£ 303 over 3 years	£ 204 over 3 years	
Totals	£ 2,343	£ 1,776	

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

Current	Potential
68	85

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 Internal or external wall insulation	£4,000 - £14,000	£ 339
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 69
3 Low energy lighting for all fixed outlets	£25	£ 63

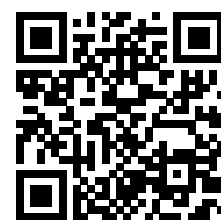
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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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