



## Barford Close, Upholland, Skelmersdale, WN8

**£245,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 4

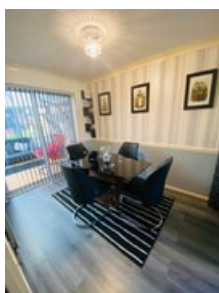
CHAIN FREE. Located off Denshaw Upholland, just a few minutes walk from both the Beacon Country Park and local village shops is this lovely four bedroom detached property which is very well presented and has been improved by the existing owners. The property comprises modern composite front

## Key features:

- Quality Detached Property
- Four Bedrooms
- Beautifully Presented
- Stunning Breakfast Kitchen
- Ensuite Bathroom
- Private Rear Garden
- Cul-de-sac
- Conservatory
- New Combi Boiler Recently Fitted
- Recent New Double Glazed Windows To The Front Elevation
- CHAIN FREE

## Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band D (£1730.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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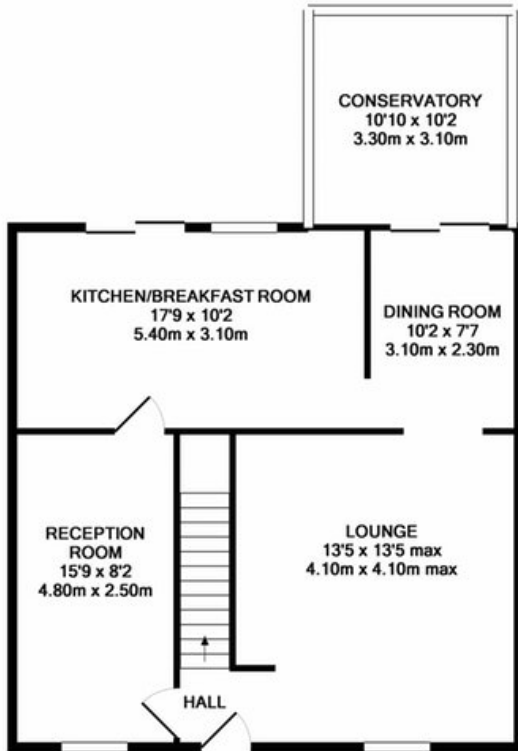
The property comprises modern composite front door, entrance hall with contemporary radiator and wood effect flooring. Living room with large bay window, marble fire surround with gas fire. Dining room with patio door leading to conservator with doors leading to the rear garden. A large breakfast kitchen with granite worktops, integrated microwave, washing machine, wine chiller, american style fridge freezer and 5 ringed gas hob with oven and hood, spotlights, contemporary radiator and understairs storage. The second lounge/den with wooden floor and cupboard housing newly installed combi-boiler. Back door opening onto rear gargen, lawned and partly decked.

The first floor landing comprises of storage cupboard and loft access with ladders. Master bedroom with fitted mirrored wardrobes and ensuite bathroom. Second double bedroom with built in double wardrobe. Third double bedroom with built in cupboard space. Fourth single bedroom/dressing room with built in cupboard. Family shower room with fully tiled walls and floor.

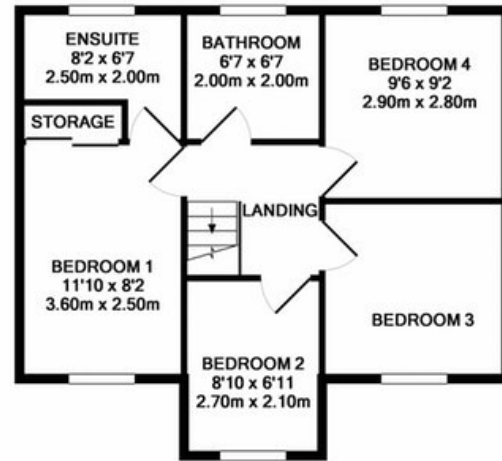
This property has front and rear gardens. Driveway for multiple cars providing off road parking.

**Viewing Highly Recommended.**

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 765 SQ.FT.  
(71.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 473 SQ.FT.  
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (115.0 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

**9, Barford Close, SKELMERSDALE, WN8 0BB**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 8678-6026-7140-8748-0922
<b>Date of assessment:</b> 28 June 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 June 2018	<b>Total floor area:</b> 137 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>£ 4,410</b>
<b>Over 3 years you could save</b>	<b>£ 1,389</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 60px; margin: 0 auto;">                     You could save £ 1,389 over 3 years                 </div>
Heating	£ 3,474 over 3 years	£ 2,541 over 3 years	
Hot Water	£ 540 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 4,410</b>	<b>£ 3,021</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>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #00728f; color: white;">Current</th> <th style="background-color: #00728f; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">57</td> <td style="text-align: center; font-size: 2em;">77</td> </tr> </table>	Current	Potential	57	77	<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>
Current	Potential					
57	77					

**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	£ 156
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 333
3 Low energy lighting for all fixed outlets	£35	£ 114

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](http://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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