



Briar Bank Row, Preston, PR2

£140,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

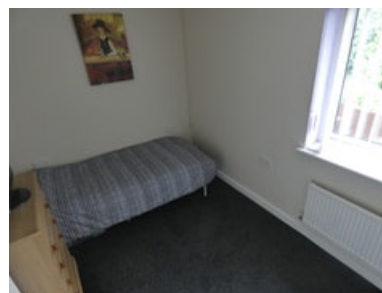
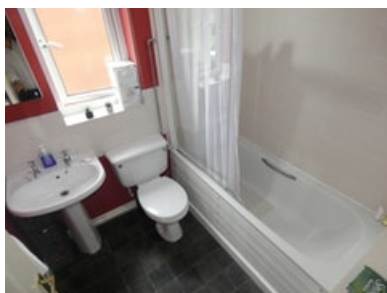
Great First Time Buyer Family Home Fantastic opportunity to purchase this immaculate semi-detached property, in the much sought after location of Fulwood. Convenient for local amenities such as schools, shops, Royal Preston Hospital and main motorway connections. On internal inspections, the

Key features:

- Modern Home
- Sought Out Estate
- Fitted Kitchen
- Three Piece Bathroom
- Two Good Sized Rooms

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1509.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



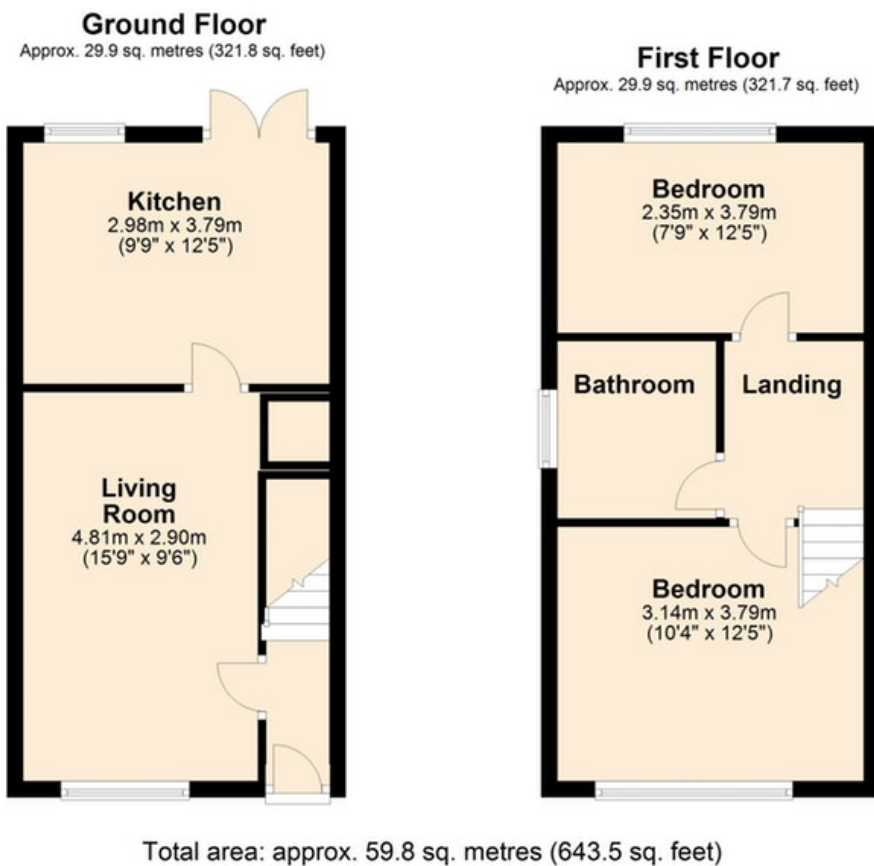
Great First Time Buyer Family Home

Fantastic opportunity to purchase this immaculate semi-detached property, in the much sought after location of Fulwood. Convenient for local amenities such as schools, shops, Royal Preston Hospital and main motorway connections.

On internal inspections, the property briefly comprises; entrance hallway, lounge, dining kitchen, two bedrooms and family bathroom to the first floor. To the external, the property has a driveway to the front and a private rear garden. The property benefits from being modern and well-appointed throughout.

Click all call now to secure your viewing!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

48, Briar Bank Row, Fulwood, PRESTON, PR2 9PF

Dwelling type: Semi-detached house	Reference number: 9028-7993-7200-1057-0960
Date of assessment: 12 October 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 October 2013	Total floor area: 60 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:	£ 1,791
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 435 over 3 years </div>
Heating	£ 1,200 over 3 years	£ 1,005 over 3 years	
Hot Water	£ 441 over 3 years	£ 201 over 3 years	
Totals	£ 1,791	£ 1,356	

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 style="font-size: x-small;">(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</p>	<table border="1" style="border-collapse: collapse; width: 100%;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">67</td><td style="text-align: center;">89</td></tr> </table>	Current	Potential	67	89	<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					
67	89					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 66
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 27
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 246

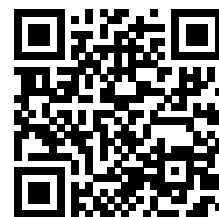
See page 3 for a full list of recommendations for this property.

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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