



Brackenbury Close, Preston, PR5

£240,000

Offers Over

Tenure: Freehold, **Bedrooms:** 4

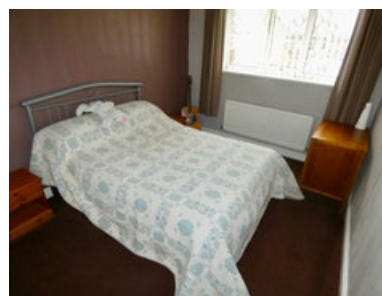
Stunning four bedroomed detached family home benefiting from lots of light and spacious rooms, driveway and double garage set in a fantastic part of Lostock Hall. The ground floor accommodation offers a good size lounge, dining room, breakfast kitchen, entrance hall, WC, office and conservator

Key features:

- Large Double Garage
- Four Good Sized Bedrooms
- Quite Sought After Area Within Lostock Hall
- Close To Local Train-station
- Beautiful Back Garden
- Office & Ground-floor WC

Extra info:

- **Property Age:** 76 years
- **Council Tax:** Band D (£1848.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage

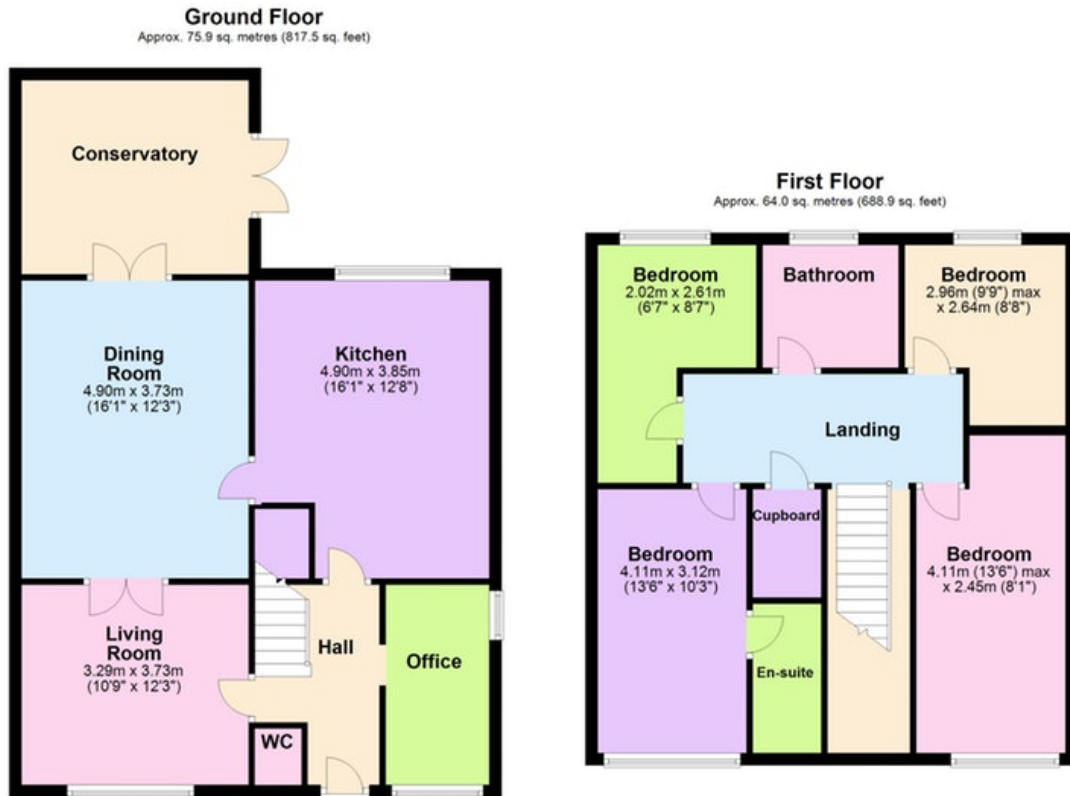


Stunning four bedroomed detached family home benefiting from lots of light and spacious rooms, driveway and double garage set in a fantastic part of Lostock Hall.

The ground floor accommodation offers a good size lounge, dining room, breakfast kitchen, entrance hall, WC, office and conservatory enjoying a tranquil well kept the rear garden. This well-maintained garden is mainly laid to lawn with flower beds as well as a lovely greenhouse. In addition to this, there are four great sized bedrooms to the first floor with a great family bathroom and additional en suite bathroom to the master.

Click or call now to secure your viewing.

Floor plan:



Total area: approx. 140.0 sq. metres (1506.4 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

16, Brackenbury Close, Lostock Hall, PRESTON, PR5 5NB

Dwelling type: Detached house **Reference number:** 9238-0099-7278-6661-1950
Date of assessment: 17 August 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 18 August 2019 **Total floor area:** 108 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:	£ 2,691
Over 3 years you could save	£ 393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 393 over 3 years </div>
Heating	£ 2,154 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 276 over 3 years	£ 189 over 3 years	
Totals	£ 2,691	£ 2,298	

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

	Current	Potential
	67	80

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 Floor insulation (suspended floor)	£800 - £1,200	£ 195
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 108
3 Solar water heating	£4,000 - £6,000	£ 87

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 0300 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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