



Nuttall Street, Blackburn, BB2

£75,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

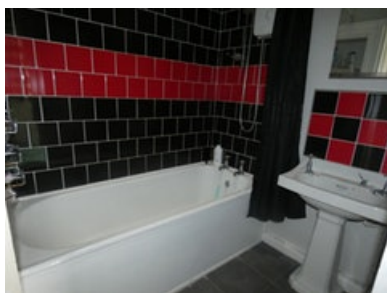
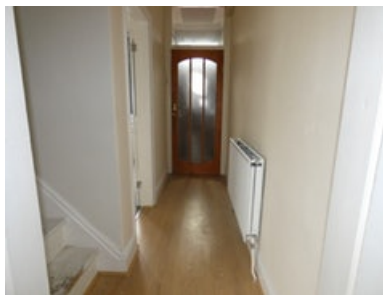
Housesimple is pleased to present this property in Blackburn. This conveniently located, three bedrooomed terrace home is being delivered to the market in a highly sought after area of Ewood- Blackburn. Close to major travel links and local amenities and just a stone's throw away from Blackb

Key features:

- Same Road As Blackburn Rovers
- Rear Yard
- Fitted Kitchen
- Spacious Master Bedroom
- Three Piece Bathroom
- Sought After Street
- Close To Centre
- Easy Access To Motorway

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band A (£1190.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



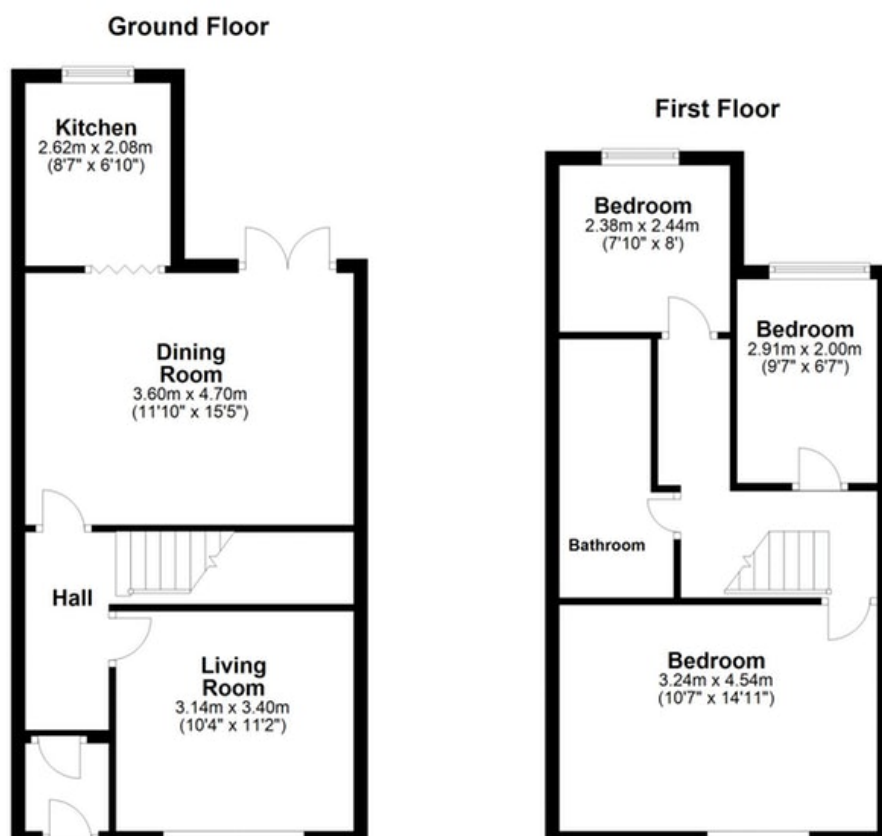
GUIDE PRICE £75,000 - £80,000.

This conveniently located, three bedroomed terrace home is being delivered to the market in a highly sought after area of Ewood- Blackburn. Close to major travel links and local amenities and just a stone's throw away from Blackburn town center attractions; this fantastically spacious home would be the perfect purchase for a first-time buyer or rental investor.

Internally the property has been maintained to a good standard and comprises briefly- a welcoming front entrance hallway which provides access to a generously sized rear reception room with front reception room and kitchen. The kitchen is fitted with a range of units and has plumbing for utilities. To the first floor, you will find three bedrooms and a three-piece bathroom suite. Externally the property includes a sun trap, enclosed yard.

Viewings are highly recommended to appreciate the potential of this superb terraced home.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

45, Nuttall Street, BLACKBURN, BB2 4JA

Dwelling type: Mid-terrace house	Reference number: 0318-0088-7201-1737-7924
Date of assessment: 09 September 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 September 2013	Total floor area: 85 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:	£ 2,052
Over 3 years you could save	£ 450

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 147 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 450 over 3 years</p> </div>
Heating	£ 1,590 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 264 over 3 years	£ 195 over 3 years	
Totals	£ 2,052	£ 1,602	

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 style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%; text-align: center;">(92 plus)</td> <td style="width: 10%; text-align: center;">A</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td style="text-align: center;">(81-91)</td> <td style="text-align: center;">B</td> <td style="text-align: center;">C</td> <td style="text-align: center;">D</td> <td style="text-align: center;">E</td> <td style="text-align: center;">F</td> <td style="text-align: center;">G</td> <td style="text-align: center;">(1-28)</td> </tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus)	A							(81-91)	B	C	D	E	F	G	(1-28)	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">Current</th> <th style="width: 50%; text-align: center;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table> <p style="font-size: 0.7em; margin: 0;">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.</p>	Current	Potential	70	86
(92 plus)	A																				
(81-91)	B	C	D	E	F	G	(1-28)														
Current	Potential																				
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Top actions you can take to save money and make your home more efficient

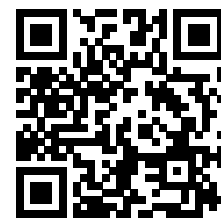
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 143
2 Internal or external wall insulation	£4,000 - £14,000	£ 117
3 Floor Insulation	£800 - £1,200	£ 77

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.

MISREPRESENTATION ACT, 1967.

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