



## Bernice Street, Bolton, BL1

**£145,000**

Offers in Excess of

**Tenure:** Leasehold, **Bedrooms:** 3

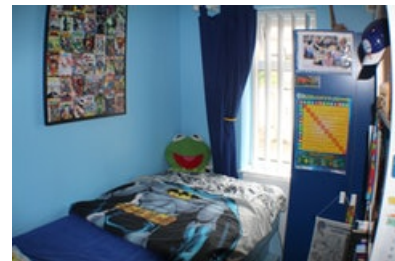
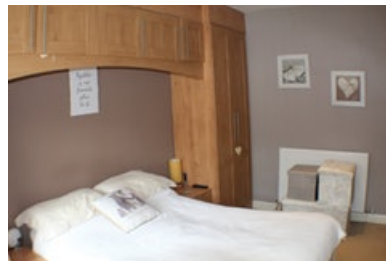
\*\*\* BEAUTIFUL PROPERTY FINISHED TO A MODERN STANDARD \*\*\* This is a wonderful house and will be a great home, suitable for first time buyers or those with a growing family. The property is located in a quite residential street, close to all local amenities. There is a block paved dri

### Key features:

- garden
- fitted wardrobe
- driveway
- decking
- privacy
- schools
- motorway

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band B (£1050.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



\*\*\* BEAUTIFUL PROPERTY FINISHED TO A MODERN STANDARD \*\*\*

This is a wonderful house and will be a great home, suitable for first time buyers or those with a growing family. The property is located in a quite residential street, close to all local amenities.

There is a block paved driveway to the front and a front garden, the drive leads to the rear garden which is spacious, private and very well maintained. With a well established lawn, mature borders and decking area perfect for entertaining outdoors.

The spacious Lounge is very tastefully decorated and gets lots of natural light.

The open plan kitchen is carefully thought out and finished to a high standard, including stylish granite worktops, integrated double oven and plumbing for an automatic washing machine.

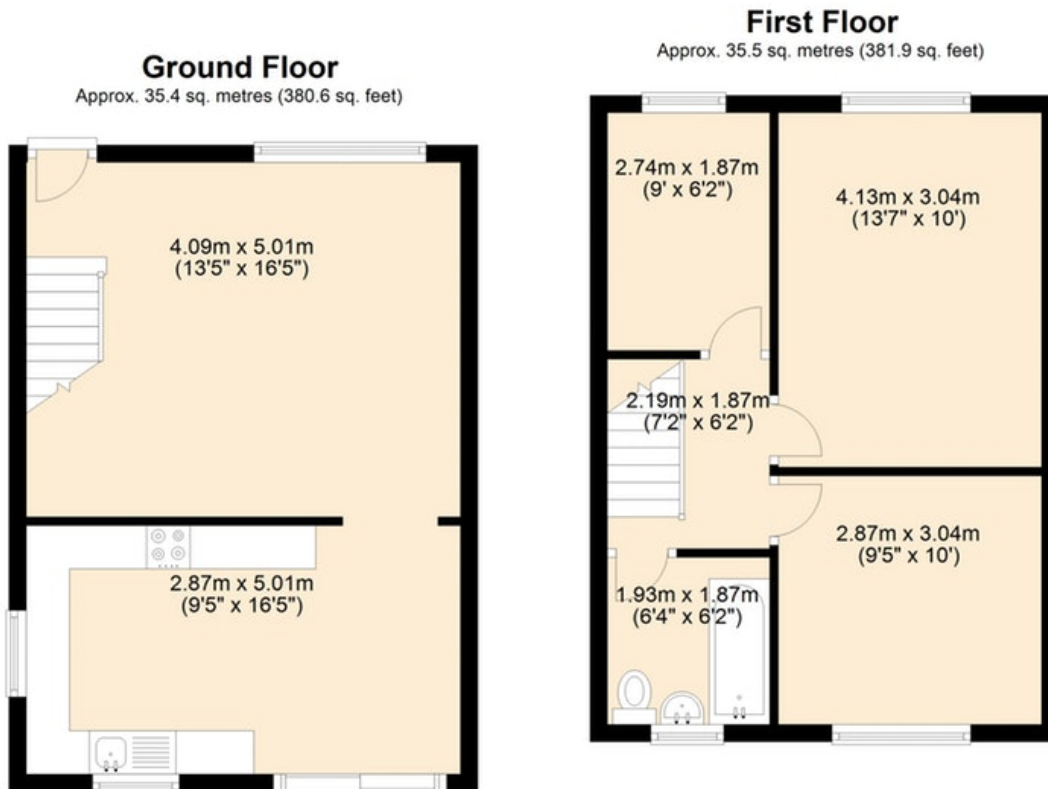
The area is very desirable due to easy access across Bolton and easy access to motorway links and is walking distance to moss bank park.

The master bedroom has fully fitted wardrobes, with the second of the three bedrooms also being a good size.

The property also benefits from double glazing and gas central heating throughout.

There are several schools in the area of which many have been rated as good or above in the recent Ofsted inspection

## Floor plan:



Total area: approx. 70.8 sq. metres (762.6 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**83, Bernice Street, BOLTON, BL1 3LH**

**Dwelling type:** Semi-detached house      **Reference number:** 8411-7629-6969-6778-2902  
**Date of assessment:** 08 November 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 12 November 2019      **Total floor area:** 71 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>£ 2,376</b>
<b>Over 3 years you could save</b>	<b>£ 288</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 165 over 3 years	£ 165 over 3 years	
<b>Heating</b>	£ 1,935 over 3 years	£ 1,725 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 198 over 3 years	
<b>Totals</b>	<b>£ 2,376</b>	<b>£ 2,088</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><small>Very energy efficient - lower running costs</small></p> <p style="text-align: center;">(92 plus) <b>A</b></p> <p style="text-align: center;">(81-91) <b>B</b></p> <p style="text-align: center;">(69-80) <b>C</b></p> <p style="text-align: center;">(55-68) <b>D</b></p> <p style="text-align: center;">(39-54) <b>E</b></p> <p style="text-align: center;">(21-38) <b>F</b></p> <p style="text-align: center;">(1-20) <b>G</b></p> <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="margin: auto;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">64</td> <td style="text-align: center; font-size: 2em;">80</td> </tr> </table>	Current	Potential	64	80	<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					
64	80					

**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	£ 123
2 Heating controls (room thermostat)	£350 - £450	£ 87
3 Solar water heating	£4,000 - £6,000	£ 81

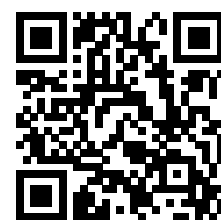
See page 3 for a full list of recommendations for this property.

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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### MISREPRESENTATION ACT, 1967.

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