



## Briggs Fold Cottages, Bolton, BL7

**£180,000**

None

**Tenure:** Freehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Bolton.

### Key features:

- Three Good Sized Bedrms
- Original Cottage
- Traditional Stone Built
- Stunning Views
- Close To Local Amenities
- Quiet Location
- Sought After Location

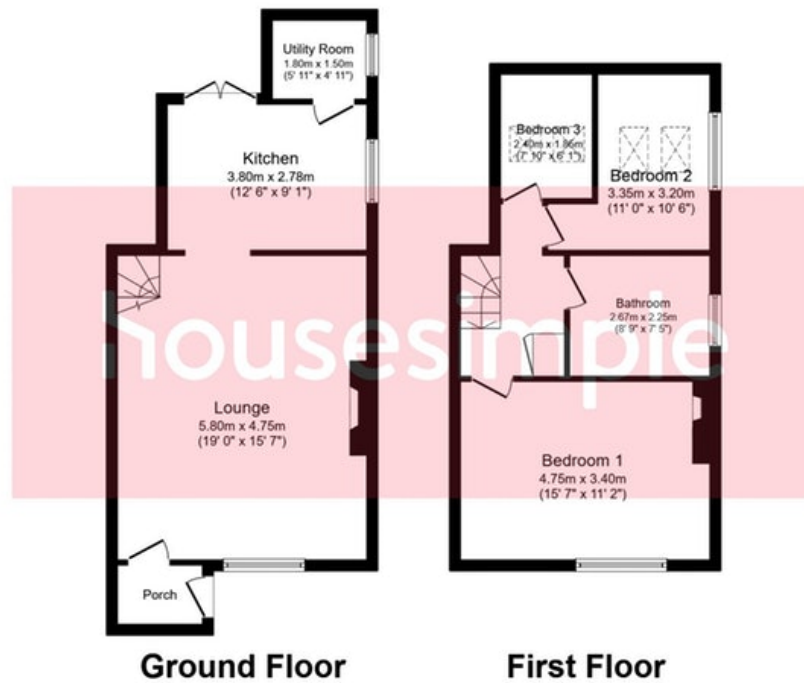
## Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band C (£1571.00 )
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple is pleased to present this property in Bolton. Briggs Fold Cottages occupy a tucked away position just off Briggs Fold Road and with particular cottage offers not only three bedrooms but a rear garden and parking, features not always found in this type of property. The cottage retains charm and character and has a real cozy feel. A porch has been added to the front which allows access into the spacious lounge with its exposed stone chimney breast, feature flooring, and beamed ceiling. There is a fitted kitchen with a rear porch that houses the washing machine. Three bedrooms and a family bathroom completes the internal accommodation which is centrally heated & double glazed. There is a rear courtyard leading to the garden.

## Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Energy Performance Certificate:

Energy Performance Certificate

**7, Briggs Fold Cottages, Egerton, BOLTON, BL7 9PJ**

<b>Dwelling type:</b> End-terrace house	<b>Reference number:</b> 8811-6520-5619-6648-3926
<b>Date of assessment:</b> 28 October 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 28 October 2019	<b>Total floor area:</b> 80 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>£ 4,005</b>
<b>Over 3 years you could save</b>	<b>£ 1,917</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 183 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 50px; margin: 0 auto;">                     You could save £ 1,917 over 3 years                 </div>
Heating	£ 3,420 over 3 years	£ 1,749 over 3 years	
Hot Water	£ 330 over 3 years	£ 156 over 3 years	
<b>Totals</b>	<b>£ 4,005</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**

	Current	Potential	
Very energy efficient - lower running costs		83	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47		
(21-38) F			
Not energy efficient - higher running costs			(1-20) G

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 450
2 Room-in-roof insulation	£1,500 - £2,700	£ 183
3 Internal or external wall insulation	£4,000 - £14,000	£ 663

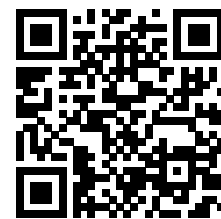
See page 3 for a full list of recommendations for this property.

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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