



Durham Drive, Chorley, PR7

£100,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

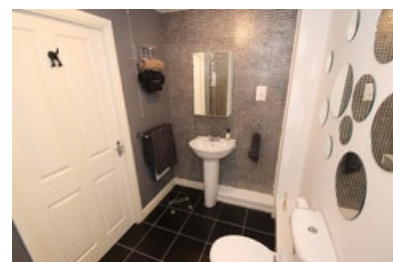
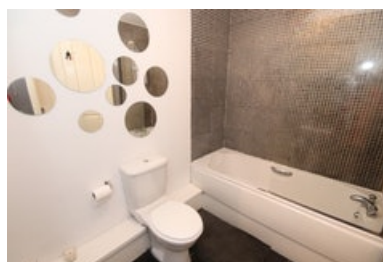
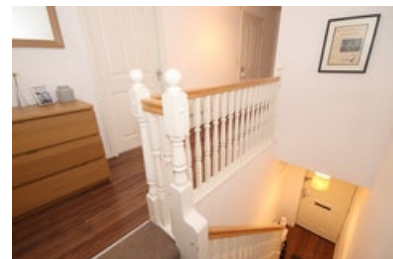
NO CHAIN. Situated in the popular area of Buckshaw Village, Chorley. This lovely coach house apartment is move in ready with no work required. From the main entrance you enter a hallway with staircase to the first floor which leads to a landing. Off the landing is an open plan l

Key features:

- One Bedroom
- Modern Bathroom
- Fitted kitchen
- Two dedicated parking spaces
- private Garden
- GCH
- Full UPVC
- Coach House Apartment

Extra info:

- **Property Age:** 12 years
- **Council Tax:** Band B (£1437.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 988 years remaining
- **Maintenance:** £150.00 per-year
- **Maintenance Company:** RMG Ltd



NO CHAIN.

Situated in the popular area of Buckshaw Village, Chorley. This lovely coach house apartment is move in ready with no work required.

From the main entrance you enter a hallway with staircase to the first floor which leads to a landing.

Off the landing is an open plan lounge/diner/kitchen. The kitchen has been fully fitted with modern units and has integrated appliances and co-ordinating worktops, there is a separate lounge/dining area.

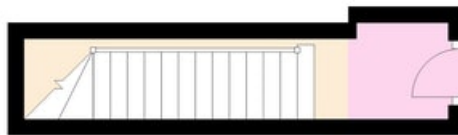
Off the hallway is the large master bedroom and a contemporary bathroom with white suite and tiling.

Excellent amenities are nearby and the property is ideally situated for good road and transport links with the nearby motorway network being a few minutes away.

This is a lovely property which is move in ready and we fully recommend early viewing to fully appreciate the qualities this property has to offer.

Floor plan:

Entrance hall



Floor Plan



Energy Performance Certificate:

Energy Performance Certificate

94, Durham Drive, Buckshaw Village, CHORLEY, PR7 7AY

Dwelling type: Top-floor flat	Reference number: 2918-8023-7249-3315-9960
Date of assessment: 29 January 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 January 2015	Total floor area: 58 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:	£ 1,479
Over 3 years you could save	£ 60

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 60 over 3 years </div>
Heating	£ 852 over 3 years	£ 873 over 3 years	
Hot Water	£ 402 over 3 years	£ 402 over 3 years	
Totals	£ 1,479	£ 1,419	

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> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #70ad47; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #ffd966; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #ffeb3b; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #ffcdd2; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e57373; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #d9d9d9;">Current</th> <th style="background-color: #d9d9d9;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">74</td> <td style="text-align: center; font-size: 2em;">76</td> </tr> </table>	Current	Potential	74	76	<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>
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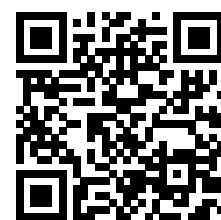
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 63

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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