



## Preston Road, Chorley, PR6

**£200,000**

None

**Tenure:** Freehold, **Bedrooms:** 4

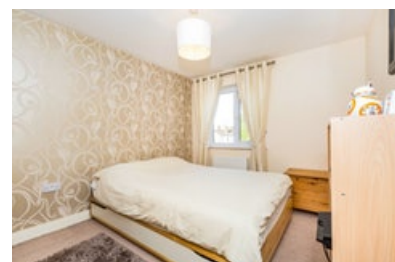
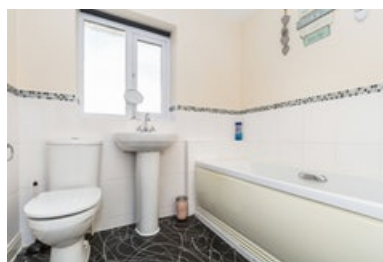
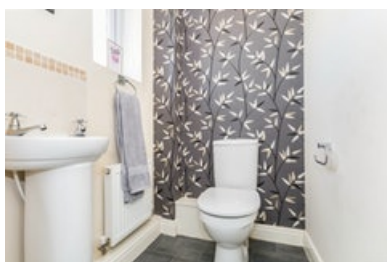
This beautifully presented, spacious Four Bedroom Detached family home is ideally located within a short distance from shops and local schools. Internally you enter the property into an ENTRANCE HALL, to the right-hand side of the hallway there is a good sized KITCHEN/ DINER which leads through

## Key features:

- En suite
- Close to local amenities
- Close to plenty of local schools
- Close to the motorway
- Garage
- Driveway
- Through kitchen/ diner
- Large living room
- 2 sheds

## Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band D (£1851.60 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



This beautifully presented, spacious Four Bedroom Detached family home is ideally located within a short distance from shops and local schools. Internally you enter the property into an ENTRANCE HALL, to the right-hand side of the hallway there is a good sized KITCHEN/ DINER which leads through to the LIVING ROOM. You can also access the spacious living room from the entrance hall. To the rear of the property there is a DRIVEWAY and a SINGLE Garage which has boarded out loft space and power sockets. The garden is easy to maintain and wraps around the side of the property, where there is a shed.

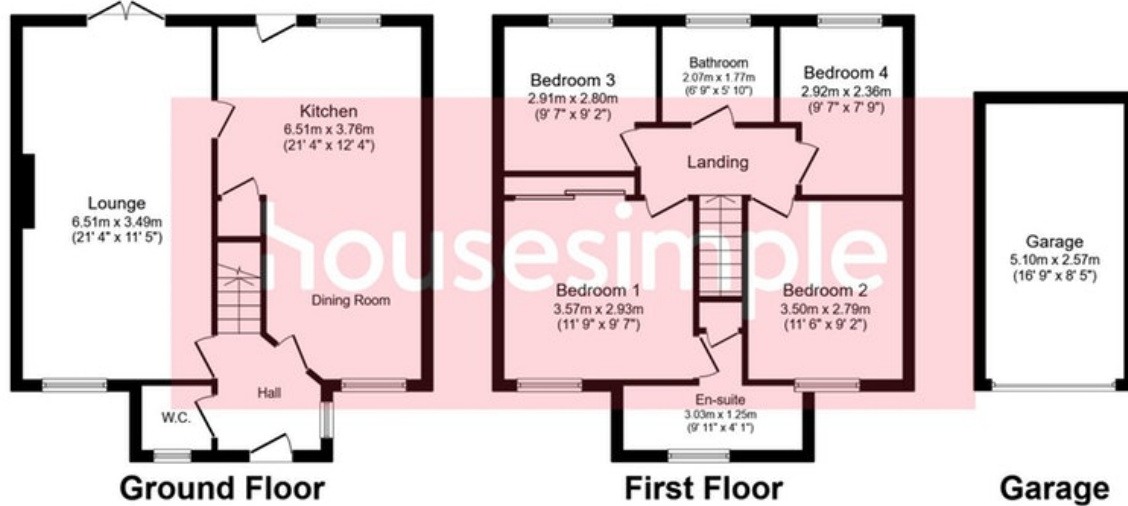
The property also has another secure shed with power supply behind the garage.

Upstairs the property has a MASTER BEDROOM with spacious EN-SUITE shower room, a second double bedroom and 2 single bedrooms. All the bedrooms get plenty of natural light.

The loft is partially boarded out and easily accessible from the landing.

There is also built in smoke detectors and an alarm system.

## 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**

**609, Preston Road, Clayton-le-Woods, CHORLEY, PR6 7EB**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 9454-2895-6696-9501-8461
<b>Date of assessment:</b> 05 November 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 06 November 2019	<b>Total floor area:</b> 106 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>£ 2,055</b>
<b>Over 3 years you could save</b>	<b>£ 114</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 114 over 3 years</p> </div>
Heating	£ 1,488 over 3 years	£ 1,500 over 3 years	
Hot Water	£ 330 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,055</b>	<b>£ 1,941</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**

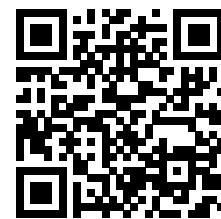
<p style="font-size: x-x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-x-small;">Not energy efficient - higher running costs</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">76</td> <td style="text-align: center; font-size: 2em;">86</td> </tr> </table>	Current	Potential	76	86	<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					
76	86					

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 117
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 870

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.

**MISREPRESENTATION ACT, 1967.**

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