



Edward Street, Rossendale, BB4

£100,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

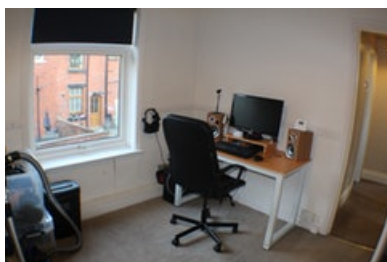
Housesimple is pleased to present this property in Rossendale. Perfect for first time buyers or investors
This lovely home is well presented and ready to move in. The home consists of a cosy living room with a lovely feature gas fire, leading to a very well laid out modern kitchen with d

Key features:

- Two Double Bed
- Fireplace
- Open Plan Kitchen Dining
- Rear Enclosed Yard
- Close to Schools
- Excellent Transport Links
- Rural location
- Schools in the village
- Perfect for first time buyers
- Ideal for investors

Extra info:

- **Property Age:** 37 years
- **Council Tax:** Band A (£1261.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Perfect for first-time buyers or investors

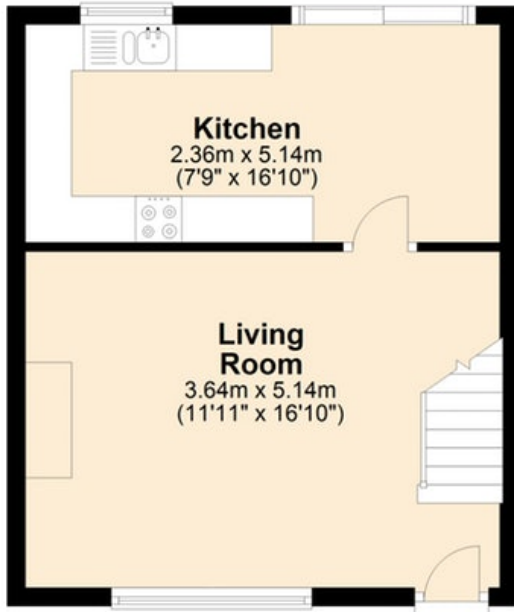
This lovely home in the rural location of Rossendale is well presented throughout and ready to move in. The home consists of a cosy living room with a lovely feature gas fire, leading to a very well laid out modern kitchen and dining area. The kitchen is functional and includes integrated white goods. Upstairs, there is a modern three piece bathroom suite alongside two double bedrooms. The home also benefits from a fully boarded loft with the option to extend up STPP. The rear enclosed yard is a very generous size and is lovely and private.

The home has excellent transport links to the M66 and M65 and would be perfect for commuters and professionals. There are also excellent schools located closeby. Viewings on this house are an absolute must!

Floor plan:

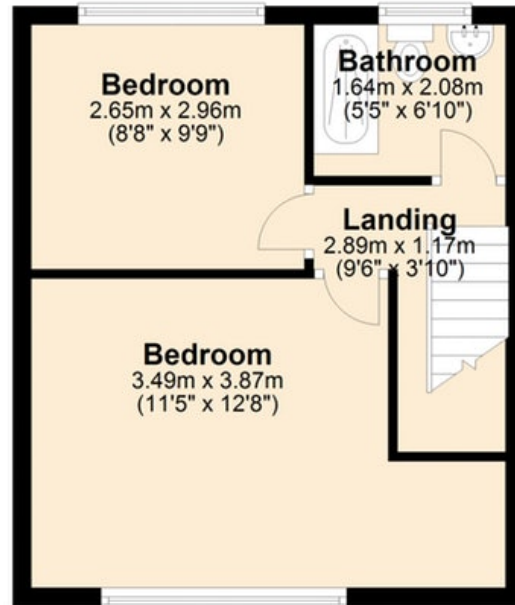
Ground Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

6, Edward Street, Haslingden, ROSSENDALE, BB4 5AY

Dwelling type: Mid-terrace house	Reference number: 7308-3085-7294-0777-8940
Date of assessment: 30 April 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2013	Total floor area: 64 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:	£ 2,922
Over 3 years you could save	£ 981

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 114 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 981 over 3 years </div>
Heating	£ 2,505 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 267 over 3 years	£ 180 over 3 years	
Totals	£ 2,922	£ 1,941	

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> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4f81bd; color: white;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white;">(81-91) B</td> <td style="background-color: #c4d600; color: white;">(69-80) C</td> <td style="background-color: #f1c232; color: white;">(55-68) D</td> <td style="background-color: #f4912f; color: white;">(39-54) E</td> <td style="background-color: #e31a1c; color: white;">(21-38) F</td> <td style="background-color: #c0392b; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; margin-top: 10px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">49</td> <td style="font-size: 2em;">73</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						Current	Potential	49	73	<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>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G												
Not energy efficient - higher running costs																		
Current	Potential																	
49	73																	

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 584
2 Floor Insulation	£800 - £1,200	£ 93
3 Low energy lighting for all fixed outlets	£10	£ 30

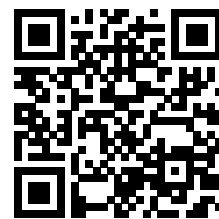
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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