

Laurel Avenue, Bolton, BL3

£170,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

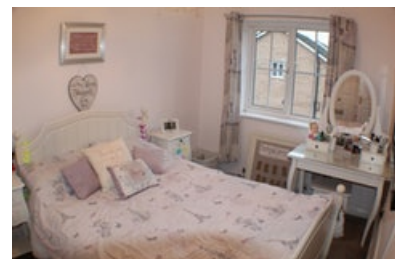
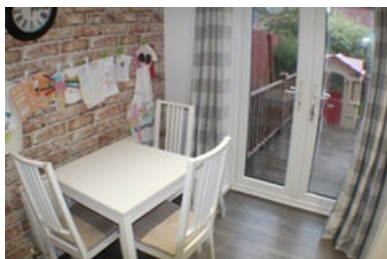
*** BEAUTIFUL PROPERTY IN A VERY DESIRABLE LOCATION *** This is a lovely property which is modern throughout and decorated to a very high standard The Lounge is spacious and there is also a downstairs WC The kitchen is modern, bright and very spacious with double door opening into the rear garden

Key features:

- Wood flooring
- driveway
- garden
- downstairs wc

Extra info:

- **Property Age:** 15 years
- **Council Tax:** Band B (£1370.21 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*** BEAUTIFUL PROPERTY IN A VERY DESIRABLE LOCATION ***

This is a lovely property which is modern throughout and decorated to a very high standard

The Lounge is spacious and there is also a downstairs WC

The kitchen is modern, bright and very spacious with double door opening into the rear garden

The garden is well maintained and has plenty of space, there is also a driveway which can accommodate two vehicles

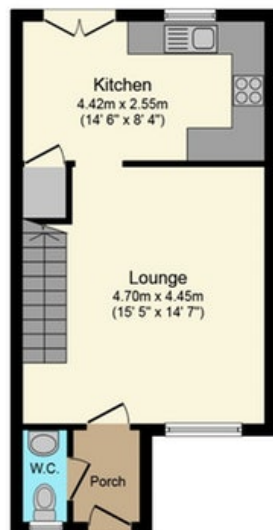
The bedrooms are all of a good size, the main room is extremely spacious and the entire upstairs is modern and well decorated as is the main bathroom

This is a lovely house and will make someone a wonderful home

The area is desirable as it is quiet but still very close to all the major road links across the region and has easy links into Manchester

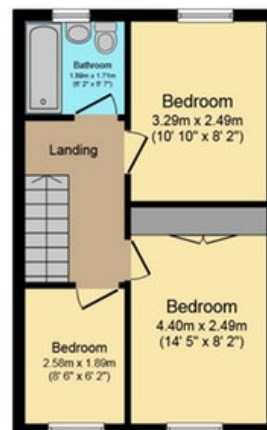
There are several schools in a one mile radius some of which have been rated as good or above at the recent Ofsted inspection

Floor plan:



Ground Floor

Floor area 36.0 sq. m. (388 sq. ft.)
approx



First Floor


Floor area 32.0 sq. m. (344 sq. ft.)
approx

Total floor area 68.0 sq. m. (732 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate



44, Laurel Avenue, BOLTON, BL3 1AS

Dwelling type: Semi-detached house	Reference number: 8309-1004-3329-7126-7873
Date of assessment: 20 August 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 August 2013	Total floor area: 70 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:	£ 1,692
Over 3 years you could save	£ 393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 393 over 3 years</p> </div>
Heating	£ 1,056 over 3 years	£ 951 over 3 years	
Hot Water	£ 378 over 3 years	£ 213 over 3 years	
Totals	£ 1,692	£ 1,299	

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;"><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">72</td> <td style="text-align: center;">90</td> </tr> </table>	Current	Potential	72	90	<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					
72	90					

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 144
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 43
3 Low energy lighting for all fixed outlets	£50	£ 107

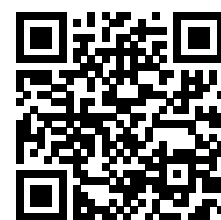
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 8309 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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