



## Coulthurst Gardens, Darwen, BB3

**£115,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 3

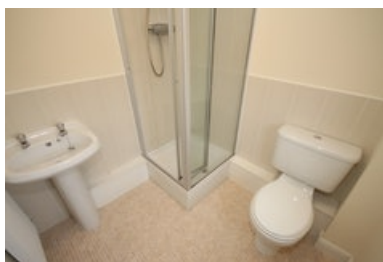
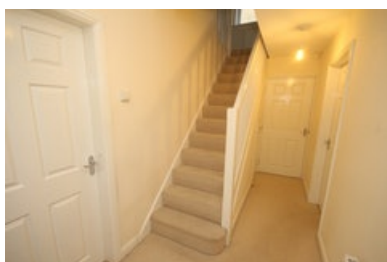
\*\*\*GUIDE PRICE £115,000 - £120,000 \*\*\* No chain! This home has a private garden and a modern kitchen. Situated within close proximity to many local amenities too. This home is not to be missed, contact HouseSimple on 0333 103 8390 today to arrange your viewing before it is too late!

### Key features:

- En suite
- Fireplace
- Modern kitchen
- Private garden
- Fitted wardrobes

## Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band C (£1385.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 239 years remaining  
**Ground Rent:** £150.00 per-annum  
**Maintenance:** £111.78 per-annum  
**Maintenance Company:** RMG



IDEAL FOR CASH BUYERS!

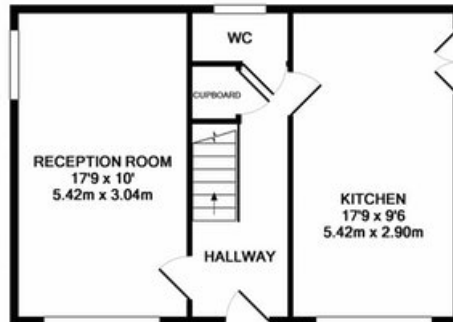
\*\*\*GUIDE PRICE £115,000 - £120,000 \*\*\*

Housesimple are pleased to present this 3 bedroom detached house in Lancashire. This family home offers a modern, well equipped kitchen and separate family lounge on the ground floor whilst upstairs hold three bedrooms and a family bathroom. The master bedroom benefits from an en-suite bathroom.

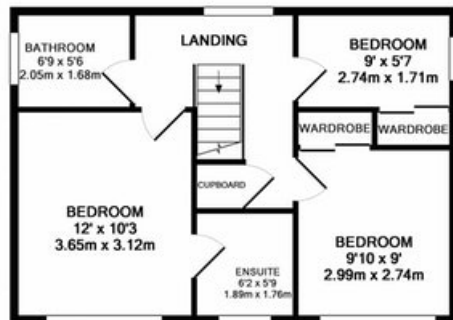
To the rear of the property is a spacious, low maintenance garden with decked patio area.

Contact HouseSimple on 0333 103 8390 to arrange a viewing before it is too late!

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 440 SQ.FT.  
(40.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 SQ.M.)

## Energy Performance Certificate:

**Energy Performance Certificate**

16, Coulthurst Gardens  
DARWEN  
BB3 3FB

Dwelling type: Detached house  
Date of assessment: 26-Jan-2011  
Date of certificate: 27-Jan-2011  
Reference number: 8959-6829-6360-2656-6922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(54 - 68) <b>D</b>		
(39 - 53) <b>E</b>		
(21 - 38) <b>F</b>	78	79
(1 - 20) <b>G</b>		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	78	79
(54 - 68) <b>D</b>		
(39 - 53) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	152 kWh/m <sup>2</sup> per year	149 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.1 tonnes per year	2.0 tonnes per year
Lighting	£62 per year	£48 per year
Heating	£353 per year	£356 per year
Hot water	£105 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

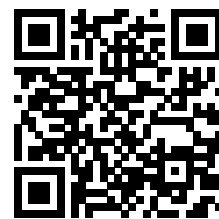
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### MISREPRESENTATION ACT, 1967.

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