



Ruskin, Preston, PR1

£129,500

None

Tenure: Freehold, **Bedrooms:** 3

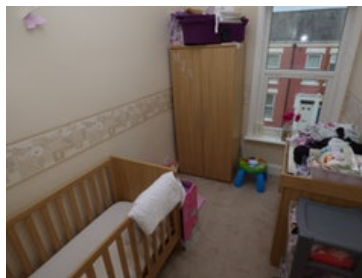
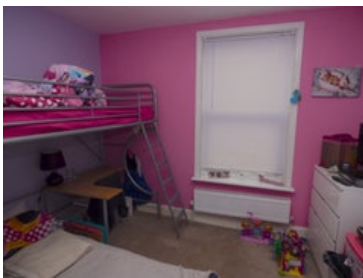
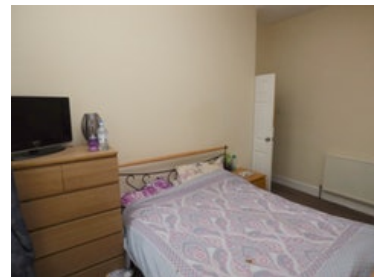
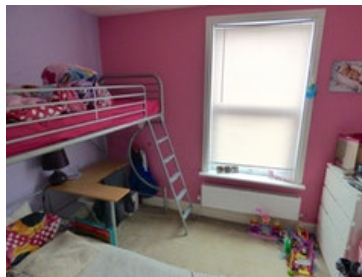
Wonderful large roomed family home in a popular area, close to town. Rare offering of 2 separate reception rooms, recently extended and updated kitchen and bathroom, together with enclosed rear yard.

Key features:

- 2 reception rooms
- bathroom and kitchen extensions
- Large rooms
- easily converted to add 2 extra bedrooms

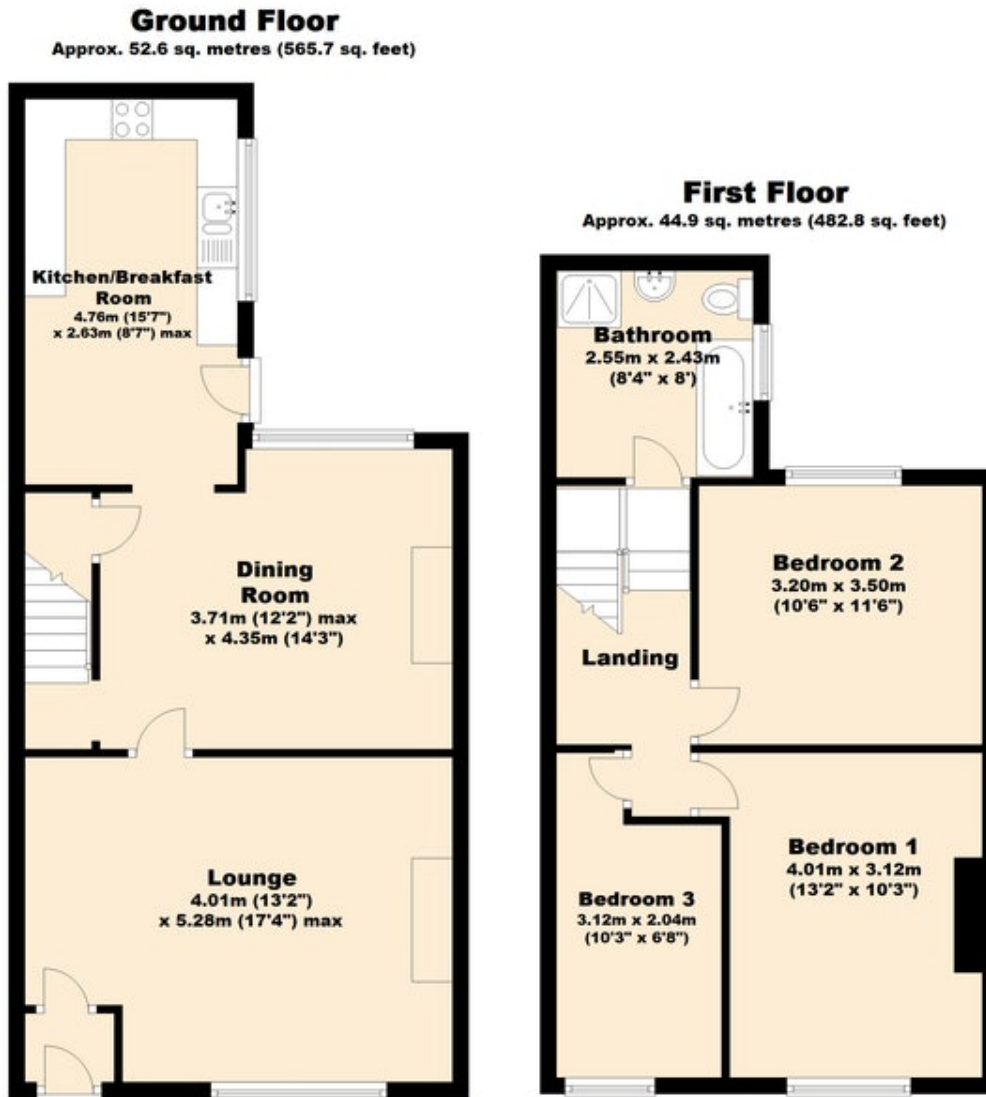
Extra info:

- **Council Tax:** Band B (£1230.13 per-annum)
- **Chain Position:** No chain
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Wonderful large roomed family home in a popular area, close to town. Rare offering of 2 separate reception rooms, recently extended and updated kitchen and bathroom, together with enclosed rear yard and small front garden. Elevated from street level. Possible to easily convert the loft into 2 additional bedrooms which has been a popular improvement by some neighbours.

Floor plan:



Energy Performance Certificate:

SAP

Energy Performance Certificate

14 Ruskin Street
PRESTON
PR1 4NA

Dwelling type: Mid-terrace house
Date of assessment: 13 October 2011
Date of certificate: 13 October 2011
Reference number: 9278-3972-6230-9809-8914
Type of assessment: RdSAP, existing dwelling
Total floor area: 100 m²

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 (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	199 kWh/m ² per year	153 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.9 tonnes per year
Lighting	£73 per year	£49 per year
Heating	£604 per year	£486 per year
Hot water	£97 per year	£87 per year

You could save up to £152 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 temperatures, 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.

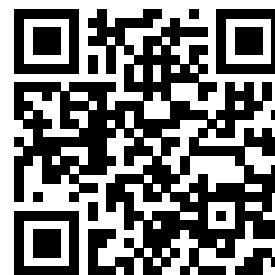
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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MISREPRESENTATION ACT, 1967.

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