



## Assembly Avenue, Leyland, PR25

**£140,000**

Offers in Excess of

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

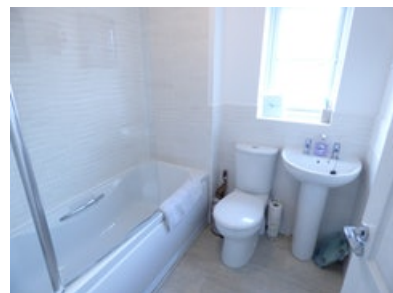
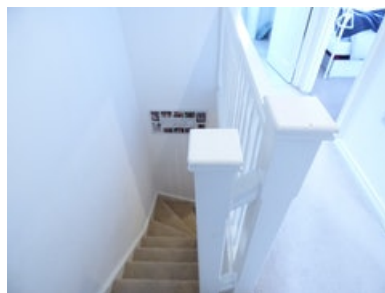
NO CHAIN. HouseSimple is pleased to present this property in Leyland. This is a lovely 3 bedroom terraced house situated in the heart of Leyland in a quiet cul-de-sac location. Fantastic neighbours and excellent access to local amenities. Transport links are superb with only a 5 minute dri

## Key features:

- Private south facing garden
- Bath tub
- Parking for 2 cars
- No Chain

## Extra info:

- **Property Age:** 4 years
- **Council Tax:** Band B (£1187.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 247 years remaining  
**Ground Rent:** £300.00 per-annum



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This property is perfect for first time buyers and, having only been built in 2015 has the benefit of the builder's warranty. The house is in perfect walk-in condition.

## **Hall**

Radiator.

## **Lounge**

This is a bright and spacious room which has a dining area and sitting area. Double-glazed patio doors lead to the garden.

## **Kitchen**

The kitchen has upgraded, high specification units and includes an integrated Zanussi French-freezer and an integrated Zanussi gas hob and oven. There is space for a table or breakfast bar area.

## **WC**

Downstairs WC.

## **Bedroom 1**

A large double bedroom.

## **Bedroom 2**

Second double bedroom

## **Bedroom 3**

Single bedroom.

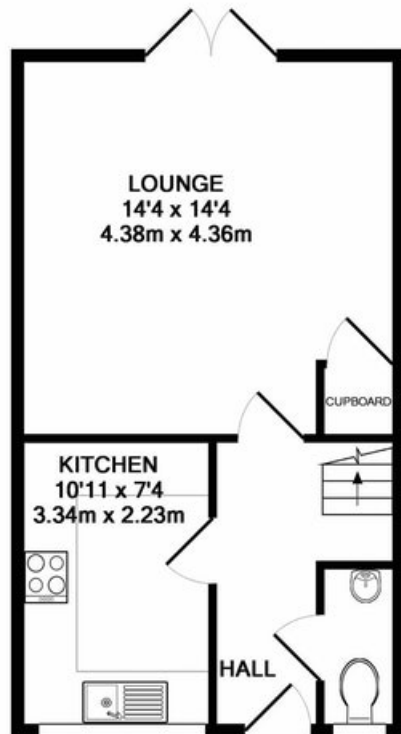
## **Garden**

The garden is a spacious area that has been decked and is well maintained. There is access to the garden from the side of the property where bins are stored out of sight.

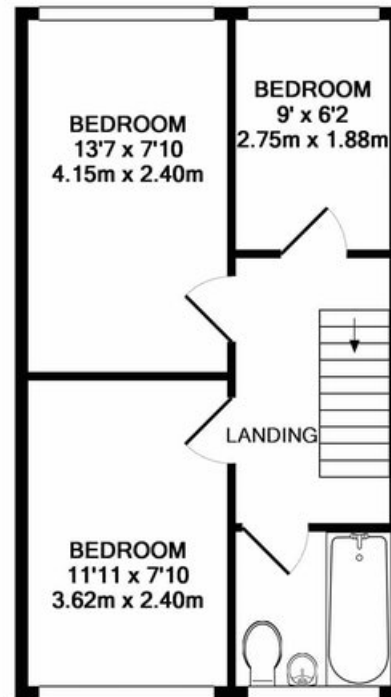
## **Loft**

The loft has been fully boarded and steps installed to allow for extra storage. Electricity has also been installed.

Floor plan:



GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 358 SQ.FT.  
(33.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

## Energy Performance Certificate:

Energy Performance Certificate

**42, Assembly Avenue, LEYLAND, PR25 3NX**

|   |   |
|---|---|
| <b>Dwelling type:</b> Mid-terrace house   | <b>Reference number:</b> 8605-7137-3130-4477-2992 |
| <b>Date of assessment:</b> 13 March 2015  | <b>Type of assessment:</b> SAP, new dwelling      |
| <b>Date of certificate:</b> 13 March 2015 | <b>Total floor area:</b> 68 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>£ 1,011</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 96</b>    |

| Estimated energy costs of this home |                    |                    |   |
|-------------------------------------|--------------------|--------------------|---|
|                                     | Current costs      | Potential costs    | Potential future savings  |
| <b>Lighting</b>                     | £ 141 over 3 years | £ 141 over 3 years | <div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;">                     You could save £ 96 over 3 years                 </div> |
| <b>Heating</b>                      | £ 636 over 3 years | £ 636 over 3 years |   |
| <b>Hot Water</b>                    | £ 234 over 3 years | £ 138 over 3 years |   |
| <b>Totals</b>                       | <b>£ 1,011</b>     | <b>£ 915</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**

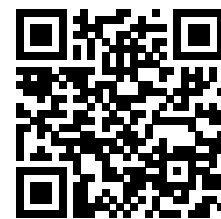
| <p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> | <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">84</td> <td style="text-align: center; font-size: 2em;">97</td> </tr> </table> | Current | Potential | 84 | 97 | <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   |         |           |    |    |  |
| 84  | 97  |         |           |    |    |  |

**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 - £8,000 | £ 93                         |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 741                        |

**MISREPRESENTATION ACT, 1967.**

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