



Andrew Ashton & Co
Estate agents & valuers

Tel: (01254) 52626

Web: www.andrewashton.co.uk

Email: andrewashtonco@hotmail.com

Post: 66 King William Street, Blackburn, Lancashire, BB1 7DT



1 FREDERICK STREET, BLACKBURN £65,000



LOCATION

Leave Blackburn centre on Grimshaw Park, turn right into Mosley Street, left into Robert Street, left into York Street, right into Frederick Street and the bungalow is on the left.

GENERAL DESCRIPTION

End town bungalow with brick front, side and rear under a tiled roof. Includes gas combi central heating and upvc double glazing. Comprises, entrance hall, lounge, open to kitchen, bedroom and 3 piece shower room. Outside garden and store to front, path and garden to side, patio and drive to rear. Early viewing recommended at this excellent price.

1 Frederick St 2/5401

ACCOMMODATION IN DETAIL

ENTRANCE HALL

Upvc double glazed window, upvc double glazed door, radiator, laminated wood floor, loft access to loft space with light and gas central heating boiler.

LOUNGE

13'7" x 9'7" max electric fire, wood mantle, upvc double glazed French doors, radiator, spotlights to ceiling, open to

KITCHEN

9'10" x 6'9" sink unit and drainer, wall and floor units, worktops, tiled splash back, built in oven, hob, extractor, space for washer, upvc double glazed window, laminated wood floor, spotlights to ceiling.

BEDROOM

13'8" x 7'7" upvc double glazed window, radiator, built in wardrobe and drawers.

3 PIECE SHOWER ROOM

White suite, shower, pedestal wash basin, low suite w.c., upvc double glazed window, radiator.

EXTERNAL

FRONT: - Garden and Store.

SIDE: - Path and Garden.

REAR: - Patio and Drive

GUIDANCE NOTES

- 1 All viewings to be made by appointment with **ANDREW ASHTON & CO**
- 2 All measurements are approximate
- 3 Appliances in these details have not been tested by **ANDREW ASHTON & CO**
- 4 If you need advice on selling a property contact **ANDREW ASHTON & CO 01254 52626**
- 5 If you have any questions relating to the above property contact **ANDREW ASHTON & CO**

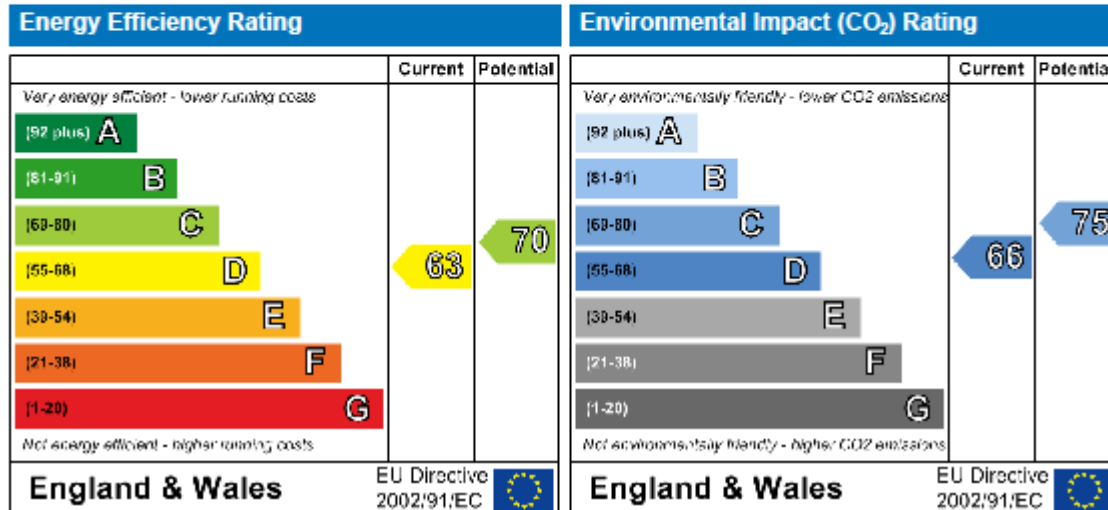
Energy Performance Certificate



1, Frederick Street
BLACKBURN
BB2 3BE

Dwelling type: Semi-detached bungalow
Date of assessment: 15 October 2011
Date of certificate: 19 October 2011
Reference number: 9299-2805-6104-9999-1771
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 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.



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.

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	293 kWh/m ² per year	219 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.6 tonnes per year
Lighting	£49 per year	£24 per year
Heating	£383 per year	£321 per year
Hot water	£74 per year	£61 per year

You could save up to £99 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.