



Andrew Ashton & Co
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222 BURNLEY ROAD, BLACKBURN

£59,950 CASH BUYERS ONLY



LOCATION

Leave Blackburn centre on Eanam, continue to the traffic lights with Burnley Road/Accrington Road, turn left into Burnley Road and the property is on the right.

GENERAL DESCRIPTION

Mid terraced house with stone front, brick rear under a slate roof with a single storey kitchen to rear. Includes gas central heating and upvc double glazing. Comprises, vestibule, entrance hall, sitting room, living room, kitchen, first floor landing, 3 bedrooms and 3 piece bathroom. Outside garden to front, yard to rear. Requires extensive modernization and upgrading. Offers great potential for builder, developer or investor. **CASH BUYERS ONLY.**

222 Burnley Rd 2/5394

ACCOMMODATION IN DETAIL

VESTIBULE

Upvc double glazed window, upvc double glazed door.

ENTRANCE HALL

Radiator, storage under stairs.

SITTING ROOM

13'1" x 12'3" max upvc double glazed window, radiator.

LIVING ROOM

14'10" x 13'3" max gas fire, upvc double glazed window, radiator.

KITCHEN

10'0" x 8'11" + recess, sink unit and drainer, built in cupboard, cooker point, gas central heating boiler, radiator, upvc double glazed window, upvc door.

FIRST FLOOR LANDING

BEDROOM 1

14'11" max x 11'1" max upvc double glazed window, radiator, airing cupboard.

BEDROOM 2

13'1" x 10'1" max upvc double glazed window, radiator.

BEDROOM 3

9'8" x 6'2" upvc double glazed window, radiator.

3 PIECE BATHROOM

Panelled bath with shower above, pedestal wash basin, low suite w.c., upvc double glazed window, radiator.

EXTERNAL

FRONT: - Garden.

REAR: - Yard.

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



222, Burnley Road
BLACKBURN
BB1 3HW

Dwelling type: Mid-terrace house
Date of assessment: 16 September 2011
Date of certificate: 18 September 2011
Reference number: 8007-5269-1029-9696-5193
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
[92 plus) A			[92 plus) A
[81-91) B			[81-91) B
[63-80) C			[63-80) C
[55-68) D		57	[55-68) D
[30-54) E	38		[30-54) E
[21-38) F			[21-38) F
[1-20) G			[1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.

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	422 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	7.8 tonnes per year	5.1 tonnes per year
Lighting	£89 per year	£49 per year
Heating	£1,124 per year	£853 per year
Hot water	£274 per year	£105 per year

You could save up to £480 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.