



Andrew Ashton & Co
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52 STONEHILL DRIVE, SUNNYBOWER, BLACKBURN

£69,950



LOCATION

Leave Blackburn centre on Whalley Old Road, continue across the dual carriageway into Whalley Old Road at Sunnybower, turn left into Bank Hey Lane South, left into Stonehill Drive, turn third left then right and the property is on the right.

GENERAL DESCRIPTION

End town house with brick front and side under a tiled roof with a single storey Conservatory to side. Includes upvc double glazing. Comprises, porch, lounge open to conservatory, kitchen, first floor landing, bedroom and 3 piece bathroom. Outside garden, drive, patio and path to front, path to side. Excellent value, viewing a must to fully appreciate the unique design of this property.

52 Stonehill Drive 2/5400

ACCOMMODATION IN DETAIL

PORCH

Upvc double glazed windows, upvc double glazed patio door.

LOUNGE

13'8" x 8'9" + recess, upvc double glazed window, upvc double glazed door, laminated wood floor, open to

CONSERVATORY

11'2 x 9'6 upvc double glazed windows, upvc double glazed patio door, tiled floor.

KITCHEN

6'6" max x 6'3" max sink unit and drainer, wall and floor units, worktops, tiled splash back, built in oven, hob, combination microwave, space for washer, upvc double glazed window.

FIRST FLOOR LANDING

BEDROOM

13'9" x 8'0" 2 upvc double glazed windows, built in cupboard.

3 PIECE BATHROOM

White suite, panelled bath with shower above, wash basin, low suite w.c., spotlights to ceiling, upvc double glazed window, tiled walls, electric wall heater, laminated wood floor.

EXTERNAL

FRONT: - Garden, path, drive, patio.

SIDE: - Path

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



52, Stone Hill Drive
BLACKBURN
BB1 5TR

Dwelling type: Semi-detached house
Date of assessment: 15 October 2011
Date of certificate: 19 October 2011
Reference number: 9691-2805-6100-9999-5715
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 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
[69-80] C			[69-80] C
[55-68] D		57	[55-68] D
[39-54] E			[39-54] E
[21-38] F	27		[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	563 kWh/m ² per year	606 kWh/m ² per year
Carbon dioxide emissions	5.2 tonnes per year	5.6 tonnes per year
Lighting	£60 per year	£32 per year
Heating	£953 per year	£555 per year
Hot water	£230 per year	£99 per year

You could save up to £557 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.