



Andrew Ashton & Co
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30 WATSON STREET, MILL HILL, BLACKBURN
£58,000



LOCATION

Leave Blackburn centre on Redlam, turn left into Spring Lane, turn right into Mill Hill Bridge Street, right into Queen Victoria Street, left into Lindley Street, right into Watson Street and the property is on the right

GENERAL DESCRIPTION

Mid terraced house with brick front, brick and rendered rear under a tiled roof. Includes mainly upvc double glazing. Comprises, vestibule, lounge, kitchen, first floor landing, 2 bedrooms and 3 piece bathroom. Outside yard and w.c. to rear. Excellent value, early viewing a must.

30 Watson St 2/5406

ACCOMMODATION IN DETAIL

VESTIBULE

Double glazed window.

LOUNGE

13'6" max x 13'3" max gas fire, upvc double glazed window.

KITCHEN

13'5" max x 10'4" + storage under stairs, sink unit and drainer, cooker point, gas fire, upvc double glazed window, upvc door.

FIRST FLOOR LANDING

BEDROOM 1

13'5" max x 13'3" upvc double glazed window.

BEDROOM 2

8'6" max x 7'3" upvc double glazed window.

3 PIECE BATHROOM

White suite, panelled bath, pedestal wash basin, low suite w.c., upvc double glazed window, airing cupboard.

EXTERNAL

REAR: - Yard and w.c.

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



30, Watson Street
BLACKBURN
BB2 2RH

Dwelling type: Mid-terrace house
Date of assessment: 14 November 2011
Date of certificate: 14 November 2011
Reference number: 9748-1963-6259-9139-3964
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 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			[55-68) D
[39-54) E	42	50	[39-54) 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	394 kWh/m ² per year	340 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.4 tonnes per year
Lighting	£68 per year	£38 per year
Heating	£732 per year	£670 per year
Hot water	£281 per year	£235 per year

You could save up to £138 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.