



**Andrew Ashton & Co**  
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## **19 MOSLEY WALK, BLACKBURN. £29,950 FOR 25% OF SHARED OWNERSHIP**



### **LOCATION**

Leave Blackburn centre on Grimshaw Park, turn right into Mosley Street, continue into Mosley Walk and the bungalow is on the left.

### **GENERAL DESCRIPTION**

Semidetached bungalow with brick and rendered front & side, brick rear under a tiled roof. Includes gas central heating, double glazing and alarm system. Comprises, entrance hall, lounge, dining room, kitchen, 2 bedrooms and 3 piece shower room. Outside garden, path and drive to front, paved area to side, patio to rear. Viewing of the modern quality bungalow strongly recommended on this attractive shared ownership scheme.

19 Mosley Walk 2/5410

## **ACCOMMODATION IN DETAIL**

### **ENTRANCE HALL**

Double glazed door, radiator, 2 built in cupboards.

### **LOUNGE**

13'0" x 11'8" 2 upvc double glazed windows, 2 radiators.

### **DINING ROOM**

14'0" max x 5'10" + recess, upvc double glazed French doors, radiator.

### **KITCHEN**

9'8" max x 8'8" 1.5 bowl sink unit and drainer, wall and floor units, worktops, built in oven, hob, extractor, space for washer, upvc double glazed window, gas central heating boiler.

### **BEDROOM 1**

11'6" x 9'10" upvc double glazed window, radiator.

### **BEDROOM 2**

10'5" x 10'5" upvc double glazed window, radiator.

### **3 PIECE SHOWER ROOM**

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

### **EXTERNAL**

**FRONT:** - Garden, path & drive.

**SIDE:** - Paved area.

**REAR:** - Patio.

## **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**

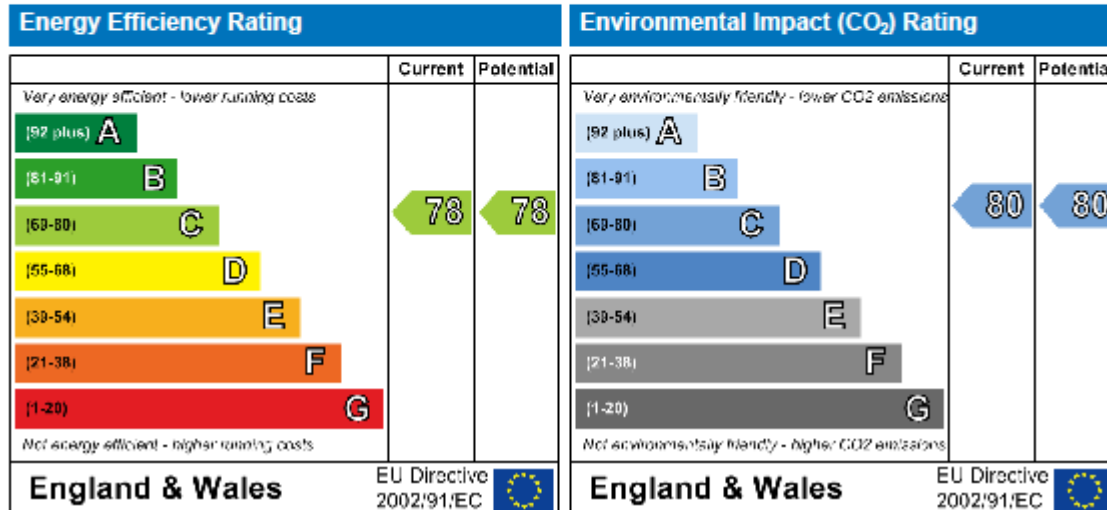
# Energy Performance Certificate



19, Mosley Walk  
BLACKBURN  
BB2 3RJ

Dwelling type: Semi-detached bungalow  
Date of assessment: 06 December 2011  
Date of certificate: 06 December 2011  
Reference number: 8469-6422-6889-5666-7906  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 64 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	130 kWh/m <sup>2</sup> per year	130 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.6 tonnes per year	1.6 tonnes per year
Lighting	£39 per year	£39 per year
Heating	£286 per year	£286 per year
Hot water	£78 per year	£78 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.