



**Andrew Ashton & Co**  
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## **4 HAWKSHEAD STREET, BLACKBURN** **£65,000 CASH OFFERS ONLY**



### **LOCATION**

Leave Blackburn centre on Redlam, turn right into West View, turn second left into Hawkshead Street and the property is on the left.

### **GENERAL DESCRIPTION**

Mid terraced house with brick front and rear under a slate roof with a double storey outrigger to rear. Comprises, vestibule, entrance hall, sitting room, living room, kitchen, pantry, first floor landing, 2 bedrooms and bathroom. Outside patio to front, yard, 2 stores and w.c. to rear. Requires complete modernization, but offers great potential for builder or investor. **CASH BUYERS ONLY.**

4 Hawkshead St 2/5409

## **ACCOMMODATION IN DETAIL**

### **VESTIBULE**

### **ENTRANCE HALL**

**SITTING ROOM** 13'2" x 10'2" max

**LIVING ROOM** 14'5" max x 13'10" max, gas fire, tiled hearth & surround, built in cupboard.

**KITCHEN** 9'11" x 7'7" sink unit, water heater, cooker point, double glazed window.

### **PANTRY**

**FIRST FLOOR LANDING** Built in cupboard.

**BEDROOM 1** 13'11" max x 13'1" .

**BEDROOM 2** 14'5" x 8'3" max, airing cupboard.

**BATHROOM** Bath, wash basin.

**EXTERNAL** **FRONT:** - Patio.

**REAR:** - Yard, 2 stores, 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



4, Hawkshead Street  
BLACKBURN  
BB2 2SJ

Dwelling type: Mid-terrace house  
Date of assessment: 28 November 2011  
Date of certificate: 28 November 2011  
Reference number: 8793-3689-7329-7926-6993  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 92 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>	<b>6</b>	<b>30</b>	(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		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 (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	656 kWh/m <sup>2</sup> per year	408 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	6.7 tonnes per year
Lighting	£96 per year	£48 per year
Heating	£2,208 per year	£1,371 per year
Hot water	£323 per year	£257 per year

### You could save up to £951 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.