



**Andrew Ashton & Co**  
Estate agents & valuers

Tel: (01254) 52626

Web: [www.andrewashton.co.uk](http://www.andrewashton.co.uk)

Email: [andrewashtonco@hotmail.com](mailto:andrewashtonco@hotmail.com)

Post: 66 King William Street, Blackburn, Lancashire, BB1 7DT



**67 PARK LEE ROAD, BLACKBURN £59,950**



### **LOCATION**

Leave Blackburn centre on Bolton Road, turn left into Infirmary Road, continue into Sunnybank Road, turn left into Park Lee Road and the property is on the left.

### **GENERAL DESCRIPTION**

Mid terraced house with brick front and rear under a slate roof with a single storey kitchen to rear. Includes mainly upvc double glazing. Comprises, vestibule, entrance hall, sitting room, living room, kitchen, first floor landing, 2 bedrooms, 2 piece bathroom and separate w.c. Outside Garden to front, yard, store and w.c. to rear. Viewing strongly recommended at this attractive and realistic price.

67 Park Lee Rd 2/5403

## **ACCOMMODATION IN DETAIL**

### **VESTIBULE**

### **ENTRANCE HALL**

### **SITTING ROOM**

12'2" x 11'11" max gas fire, upvc double glazed window.

### **LIVING ROOM**

15'5" max x 14'11" max gas fire, upvc double glazed window.

### **KITCHEN**

9'5" x 7'5" sink unit and drainer, wall and floor units, worktops, cooker point, space for washer.

### **FIRST FLOOR LANDING**

### **BEDROOM 1**

15'7" max x 12'3" upvc double glazed window, gas wall heater.

### **BEDROOM 2**

10'11" x 10'10" upvc double glazed window, gas wall heater, built in cupboard.

### **2 PIECE BATHROOM**

Wild Sage suite, panelled bath, pedestal wash basin, airing cupboard.

### **SEPARATE W.C.**

Wild Sage suite, low suite w.c.

### **EXTERNAL**

**FRONT:** - Garden.

**REAR:** - Yard, store, 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



67, Park Lee Road  
BLACKBURN  
BB2 3NZ

Dwelling type: Mid-terrace house  
Date of assessment: 26 October 2011  
Date of certificate: 26 October 2011  
Reference number: 8879-6820-9219-8296-9922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 90 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>
[63-80) <b>C</b>			[63-80) <b>C</b>
[55-68) <b>D</b>			[55-68) <b>D</b>
[30-54) <b>E</b>	42	46	[30-54) <b>E</b>
[21-38) <b>F</b>			[21-38) <b>F</b>
[1-20) <b>G</b>			[1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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	363 kWh/m <sup>2</sup> per year	340 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.2 tonnes per year	5.8 tonnes per year
Lighting	£74 per year	£47 per year
Heating	£865 per year	£883 per year
Hot water	£359 per year	£274 per year

**You could save up to £95 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.