



**Andrew Ashton & Co**  
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## **17 WITTON PARADE, REDLAM, BLACKBURN £37,500 FIRST FLOOR FLAT**



### **LOCATION**

Leave Blackburn centre on King Street, continue into Redlam, turn left into St Phillips Street, left into Witton Parade and the flat is on the right.

### **GENERAL DESCRIPTION**

First floor flat with brick front under a tiled roof. Comprises, Ground floor shared entrance hall and stairs to first floor landing, entrance to flat, lounge, kitchen, bedroom and 3 piece shower room. Outside garden to front. Ideal as first time buyer or as investment property.

17 Witton Parade 2/5405

## **ACCOMMODATION IN DETAIL**

### **GROUND FLOOR ENTRANCE**

**SHARED ENTRANCE HALL**      Stairs to

### **FIRST FLOOR LANDING**

### **ENTRANCE TO FLAT**

**LOUNGE**                                      17'7" max x 11'11" max    2 electric storage heaters,  
open to

**KITCHEN**                                      6'5" x 6'5"    sink unit and drainer, wall and floor units,  
worktops, cooker point, extractor hood, space for washer.

**BEDROOM**                                      11'10" x 8'8"    electric storage heater.

**3 PIECE SHOWER ROOM**                      White suite, shower, pedestal wash basin, low suite w.c.,  
electric wall heater, airing cupboard.

**EXTERNAL**                                      **FRONT:** -    Garden.

### **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**

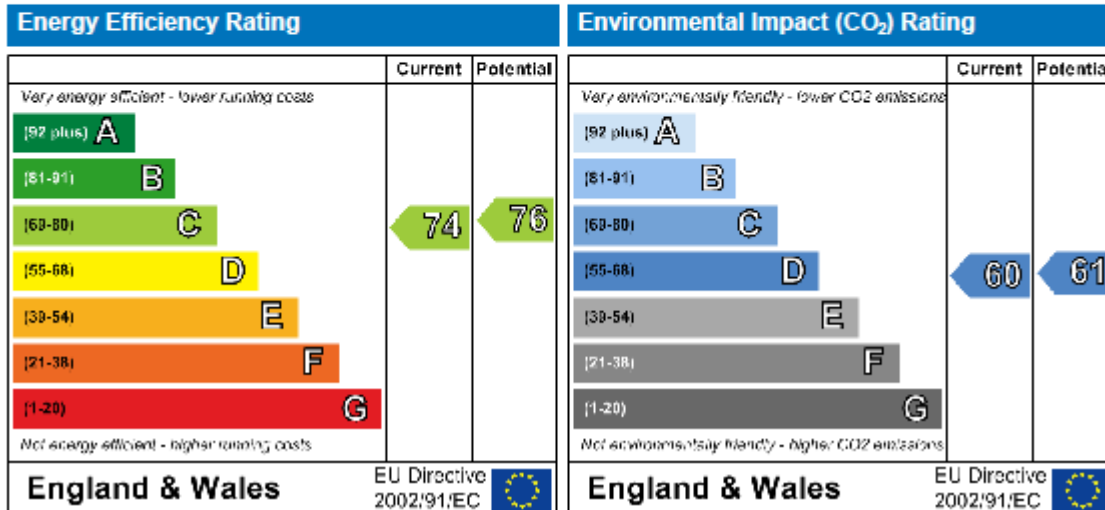
# Energy Performance Certificate



17, Witton Parade  
BLACKBURN  
BB2 2PP

Dwelling type: Top-floor flat  
Date of assessment: 26 October 2011  
Date of certificate: 26 October 2011  
Reference number: 8609-6820-9289-1216-9926  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 40 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	362 kWh/m <sup>2</sup> per year	346 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.4 tonnes per year
Lighting	£26 per year	£26 per year
Heating	£226 per year	£198 per year
Hot water	£108 per year	£108 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.