



Andrew Ashton & Co
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3 STEWART STREET, EWOOD, BLACKBURN £55,000



LOCATION

Leave Blackburn centre on Bolton Road, continue into Ewood, turn left into Stewart Street and the property is on the left.

GENERAL DESCRIPTION

Mid terraced house with rendered front and rear under a slate roof. Includes gas combi central heating and mainly upvc double glazing. Comprises, vestibule, lounge, 3 piece shower room, kitchen, first floor landing, bedroom, 3 piece bathroom, second floor, attic room. Outside yard to rear. Ideal first time buy at this attractive price.

3 Stewart St 2/5407

ACCOMMODATION IN DETAIL

VESTIBULE

LOUNGE

14'1" max x 13'10" max, upvc double glazed window, radiator.

3 PIECE SHOWER ROOM

White suite, shower, wash basin, low suite w.c., extractor fan, spotlights to ceiling, tiled walls.

KITCHEN

11'1" max x 10'11" max, sink unit and drainer, wall and floor units, worktops, space for washer, upvc double glazed window, radiator.

FIRST FLOOR LANDING

Radiator.

BEDROOM

14'1" x 13'10" max, upvc double glazed window, radiator, gas combination central heating boiler.

3 PIECE BATHROOM

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

SECOND FLOOR

ATTIC ROOM

13'10" max x 11'3" max, upvc double glazed window.

EXTERNAL

REAR: - Yard.

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**

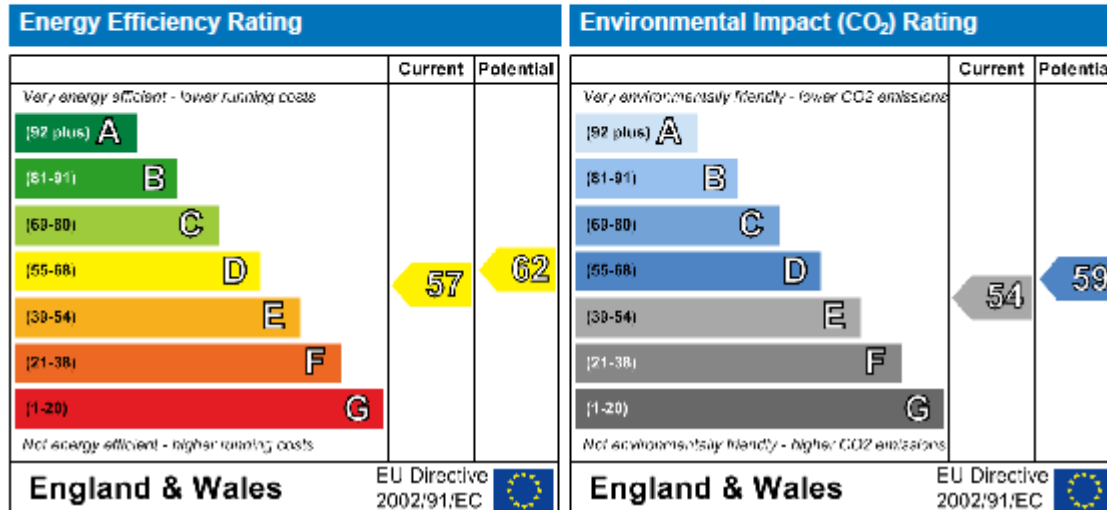
Energy Performance Certificate



3, Stewart Street
BLACKBURN
BB2 4JR

Dwelling type: Mid-terrace house
Date of assessment: 28 November 2011
Date of certificate: 28 November 2011
Reference number: 8259-6629-9009-6368-8922
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 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.



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	301 kWh/m ² per year	265 kWh/m ² per year
Carbon dioxide emissions	3.9 tonnes per year	3.4 tonnes per year
Lighting	£75 per year	£37 per year
Heating	£651 per year	£600 per year
Hot water	£78 per year	£78 per year

You could save up to £88 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.