



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

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**22 NEW CHAPEL STREET, MILL HILL, BLACKBURN,  
BB2 2RD. £52,500**



### **GENERAL DESCRIPTION**

Mid terraced house with brick front & rear under a slate roof. Includes gas central heating & upvc double glazing. Comprises, vestibule, lounge, kitchen, first floor landing, 2 bedrooms and 3 piece bathroom. Outside yard to rear. Great price, viewing recommended. The energy rating of this property is D.

**Full details of all properties at**

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

22 New Chapel St 2

### **LOCATION**

Leave Blackburn centre on Redlam, turn left into Spring Lane, right into Mill Hill Bridge St, left into Queen Victoria St, right into Mill Hill St, bear left into New Chapel St and the property is on the right.

### **ACCOMMODATION IN DETAIL**

#### **VESTIBULE**

Upvc double glazed window, upvc door.

#### **LOUNGE**

14'0" max x 13'4" max gas fire, upvc double glazed window, radiator.

#### **KITCHEN**

14'0" x 10'6" 1.5 bowl sink unit and drainer, wall and floor units, worktops, tiled splash back, built in oven, hob, extractor, fridge, freezer, space for washer, upvc door, upvc double glazed window, spotlights to ceiling, radiator, gas central heating boiler, storage under stairs.

### **FIRST FLOOR LANDING**

#### **BEDROOM 1**

14'1" max x 13'5" upvc double glazed window, radiator.

#### **BEDROOM 2**

13'6" max x 7'5" max upvc double glazed window, radiator,

#### **3 PIECE BATHROOM**

White suite, panelled bath with shower above, pedestal wash basin, low suite w.c., spotlights to ceiling, tiled walls, upvc double glazed window, radiator.

#### **EXTERNAL**

**REAR:** - Yard.

#### **TENURE**

The Property is Freehold.

### **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**

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# Energy Performance Certificate

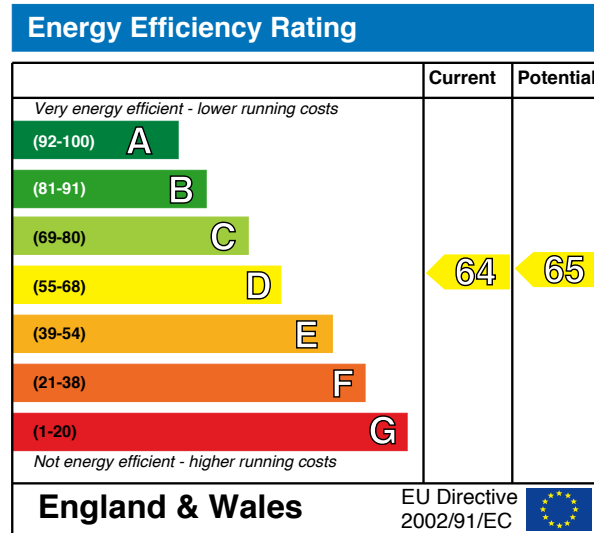


22, New Chapel Street

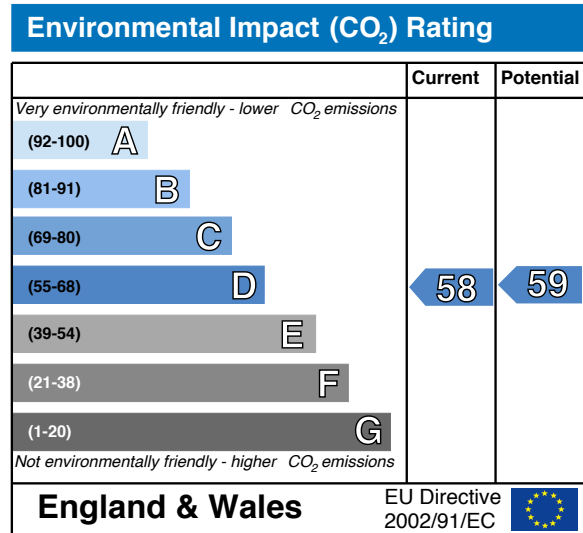
Dwelling type: Mid-terrace House  
 Date of assessment: 17 April 2008  
 Date of certificate: 18 April 2008  
 Reference number: 0048-2863-6248-0798-9621  
 Total floor area: 70 m<sup>2</sup>

BLACKBURN  
 BB2 2RD

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 will 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	306 kWh/m <sup>2</sup> per year	301 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.6 tonnes per year
Lighting	£46 per year	£29 per year
Heating	£401 per year	£405 per year
Hot water	£72 per year	£72 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by ECMK Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register

Assessor's accreditation number: ECMK200234  
Assessor's name: Mr Guy Shorrocks  
Company name/trading name: Aldrock Surveyors  
Address: 8 Pritchard Street Lancashire  
Blackburn BB2 3PF  
Phone number: 07935 111226  
Fax number: 0  
E-mail address: guy.shorrocks@ntlworld.com  
Related party disclosure: I am not related to the buyer nor seller

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our web site at [www.ecmk.co.uk](http://www.ecmk.co.uk) together with details of their procedures for confirming authenticity of a certificate and for making a complaint

## About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average energy efficiency rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at [www.communities.gov.uk/epdb](http://www.communities.gov.uk/epdb)

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple every day measures that will save money, improve comfort and reduce the impact on the environment, such as:

- Check that your heating system thermostat is not set too high (in a home 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.

### Visit the Government's website at [www.communities.gov.uk/epdb](http://www.communities.gov.uk/epdb) to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

## Recommended measures to improve this home's energy performance

22, New Chapel Street

Date of certificate: 18 April 2008  
Reference number: 0048-2863-6248-0798-9621

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### Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, no insulation (assumed)	Very poor	Very poor
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	Good	Good
Lighting	Low energy lighting in 40% of fixed outlets	Average	Average
<b>Current Energy efficiency rating</b>		<b>D 64</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>D 58</b>	

## Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1. Low energy lighting for all fixed outlets	£14	D 65	D 59
Sub-total	£14		
<b>Higher cost measures</b>			
None			
Total			
<b>Potential Energy efficiency rating</b>		<b>D 65</b>	
<b>Potential environmental impact (CO<sub>2</sub>) rating</b>			<b>D 59</b>

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home

2. Solar water heating	£14	D 66	D 60
3. Solar photovoltaics panels, 25% of roof area	£31	D 68	D 63
<b>Enhanced Energy efficiency rating</b>		<b>D 68</b>	
<b>Enhanced environmental impact (CO<sub>2</sub>) rating</b>			<b>D 63</b>

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO<sub>2</sub>) emissions.



## About the cost effective measures to improve this home's performance ratings

### **Lower cost measures (typically up to £500 each)**

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

#### **1. Low energy lighting for all fixed outlets**

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

### **Higher cost measures (typically over £500 each)**

**None**