Empire Estates

Offers over £185,950

26 Bamford St, BB9

3 Bedrooms

1 Bathroom

39 Railway St, Nelson, Lancashire, BB9 9SG | info@eeteam.co.uk

01282449922

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Empire Estates are pleased to present this three bedroom bungalow onto the Sales market. It is close to all local amenities, transport links, local schools, educational facilities and convenience stores. Ideal for an investment opportunity, family home.

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01282449922

LOCATION

Empire Estates are pleased to present this three bedroom bungalow which is located in Nelson, on Bamford St close to all local amenities, local schools, educational facilities and convenience stores, the property is just off Barkerhouse Rd and near Pinewood Drive this would be a good opportunity for a family home or a retirement home.

DESCRIPTION

The property benefits from fully double glazed windows, gas central heating throughout the property, all the blinds and light shades are included. The property also benefits from CCTV cameras and security lights, double garrage and a driveway. In the entrance of the garage there is loft space that could potentially be converted into a three bedroom and it currently has four velux windows. The boiler has been installed in the garage.

GROUND FLOOR

Upon entry of the property, you will enter the hallway that has fitted carpets, the property has recently been renovated. Going into the reception room that consists of fully grey fitted carpets, a featured wall, and a gas fire. The reception room is a good size and also being used as a dining room. The kitchen benefits from lino flooring, grey tiled walls, spotlights, a fitted electric oven/grill, gas hob, an extractor fan, built in fridge/freezer and cream fitted cupboards. You can gain access to the large rear garden from the kitchen.In the first bedroom, there is grey fitted carpets, blinds, and fitted wardrobes . In the second bedroom again there is grey fitted carpets, neutral decor, a feautured wall. In the third bedroom, neutral fitted carpets, light decor and at the moment this room is being used as an office. The bathroom consists of, fitted lino flooring, a walk in shower, spotlights, tiled walls, towel radiator, a grey fitted sink/cupboard and a bathroom mirror.

ACCOMODATION

Ground Floor

Reception Room One - L 5.32 x W 5.12

Kitchen - L 3.79 x W 3.83

Double Garage - L 5.12 x W 3.60

Bedroom One - L 4.87m x W 3.04m

Bedroom Two - L 4.03m x W 3.10m

Bedroom Three - L 4.09m x W 2.27m

Bathroom - L 2.70m x W 2.36m

Please do not hesitate to contact our office for an appointment.

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Energy performance certificate (EPC)

26, Bamford Street
NELSON
BB9 0PA

Energy rating

D

Valid until

27 March 2028

Certificate number

8218-7027-1870-8128-2926

Property type

Detached bungalow

Total floor area

100 square metres

Rules on letting this property

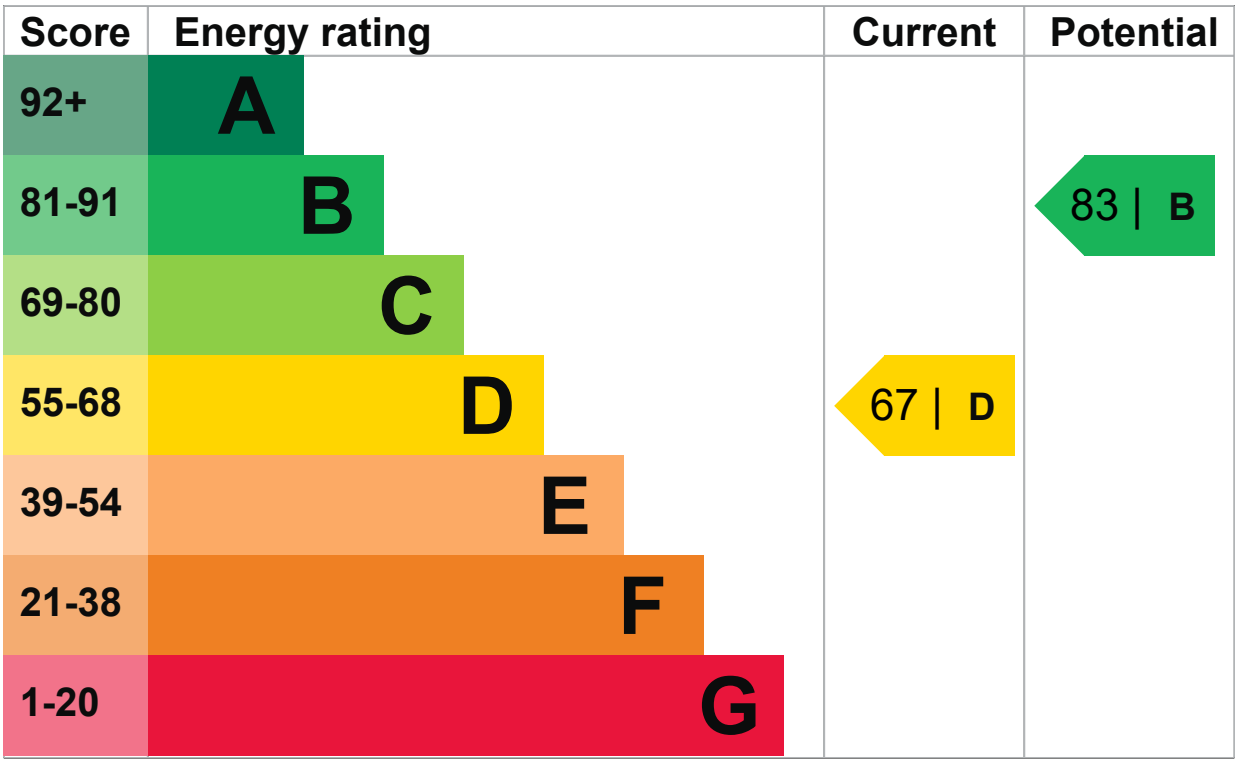
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 22% of fixed outlets	Poor
Floor	Suspended, insulated	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

4.3 tonnes of CO2

This property's potential production

2.6 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (67) to B (83).

Potential energy rating

B

▶ What is an energy rating?

Recommendation 1: Low energy lighting

Low energy lighting

Typical installation cost

£35

Typical yearly saving

£43

Potential rating after carrying out recommendation 1

68 | D

Recommendation 2: Heating controls (room thermostat)

Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 and 2

70 | C

Recommendation 3: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£73

Potential rating after carrying out recommendations 1 to 3

72 | C

Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£32

Potential rating after carrying out recommendations 1 to 4

73 | C

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£262

Potential rating after carrying out recommendations 1 to 5

83 | B

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£949

Potential saving

£187

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

10979 kWh per year

Water heating

2236 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Darren Turner

Telephone

01254826620

Email

darren@wattsmartuk.com

Accreditation scheme contact details

Accreditation scheme
Quidos Limited

Assessor ID
QUID204423

Telephone
01225 667 570

Email
info@quidos.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
28 March 2018

Date of certificate
28 March 2018

Type of assessment
▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.