



 4
Bedrooms

 2
Bathrooms



This four bedroomed property is located on a popular Nelson area, close to Manchester Road. A fantastic opportunity to acquire this family sized home. Briefly comprising of: two spacious reception rooms, two kitchens with fitted cookers, two 3-piece bathrooms and four good sized bedrooms. This property also benefits from being close to main routes, such as Manchester Road, Nelson and M65 Motorway. The property has a Shell Garage close by and also has easy access to close by schools.

A unique twin terraced property for sale which could potentially be a Four bedroomed, three reception rooms, separate kitchen and a good sized garden to the rear. These are two separate terraced houses next to each other and are now lived in by one family.

This four bedroomed property is located in a popular Nelson area, off Manchester Road. A fantastic opportunity to acquire this family sized home. Briefly comprising of: two spacious reception rooms, two kitchens with fitted units and built in gas hob and oven, two 3-piece bathrooms and four good sized bedrooms. This property also benefits from being close to main routes, such as Manchester Road Nelson and M65 Motorway. The property has a Shell Garage close by and also has easy access to all main schools.

Ground Floor -

Reception Room (1) - 4.22m x 4.44m - A spacious room which has a through access to the kitchen. With 1x radiator, fire surround and an open staircase.

Reception Room (2)- 4.32m x 3.71m - Another spacious room which has access to second kitchen . This room has 1x radiator, fire surround and storage space.

Kitchen/Diner (1) - 3.66m x 3.25m - Offering fitted wall and base units, contrasting work surfaces over, space for a free standing fridge/freezer, built in gas hob, Electric oven, tiled splash backs, 1x radiator, door leading into the rear garden.

Kitchen/Diner (2) - 3.22m x 3.75m - Offering fitted wall and base units, contrasting work surfaces over, space for a free standing fridge/freezer, built in electric hob, electric oven, tiled splash backs, 1x radiator, door leading into the rear garden.

First Floor / Landing - Spacious landing leading to bedrooms and bathrooms.

Bedroom One - 4.10m x 3.24m - A room of double proportions with 1x uPVC double glazed window to the front elevation with 1x radiator.

Bedroom Two -2.13m x 3.43m - 1x radiator and a uPVC double glazed window to the rear elevation, over looking the rear garden.

Bedroom Three - 4.64m x 3.26m - 1x radiator, storage space and a uPVC double glazed window to the front of the property

Bedroom 4 - 2.19m x 3.26m - 1x radiator and a uPVC double glazed window to the rear of the property with view of the rear yard.

Bathroom (1)- 2.11m x 1.31m -A 3-piece bathroom suite comprising of: low level w.c, sink, walk in shower cubicle, tiled bathroom, 1x radiator and a uPVC double glazed frosted glass window to the rear.

Bathroom (2) - 1.16m x 2.37m -A 3-piece bathroom suite comprising of: low level w.c, sink, walk in shower cubicle and 1x radiator.

Externally -To the rear of the property is a spacious garden with potential to be used as a drive.



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Energy performance certificate (EPC)

29, Westmoreland Street
NELSON
BB9 7HU

Energy rating

C

Valid until

24 November 2023

Certificate number

8767-7729-1899-7624-1996

Property type

Mid-terrace house

Total floor area

56 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250mm loft insulation	Good
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 195 kilowatt hours per square metre (kWh/m2).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

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

1.9 tonnes of CO2

This property's potential production

0.4 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 1.5 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 C (70) to B (90).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£46

Potential rating after carrying out recommendation 1

73 | C

Recommendation 2: Draught proofing

Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£11

Potential rating after carrying out recommendations 1 and 2

73 | C

Recommendation 3: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 3

74 | C

Recommendation 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£31

Potential rating after carrying out recommendations 1 to 4

76 | C

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£224

Potential rating after carrying out recommendations 1 to 5

89 | B

Recommendation 6: Wind turbine

Wind turbine

Typical installation cost

£1,500 - £4,000

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 6

90 | B

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£528

Potential saving

£106

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/) (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

6047 kWh per year

Water heating

2122 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Cavity wall insulation	1039 kWh per year
------------------------	-------------------

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (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

William Ward

Telephone

01928 568 842

Email

cwalker@pennington.org.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK201300

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

14 November 2013

Date of certificate

25 November 2013

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.

Certificate number

[9617-2864-7899-9797-6195 \(/energy-certificate/9617-2864-7899-9797-6195\)](/energy-certificate/9617-2864-7899-9797-6195)

Valid until

20 November 2023

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Energy performance certificate (EPC)

31, Westmoreland Street
NELSON
BB9 7HU

Energy rating

D

Valid until

8 December 2023

Certificate number

8395-1411-5729-1207-6273

Property type

End-terrace house

Total floor area

55 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 263 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Cavity fill is recommended

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

2.8 tonnes of CO₂

This property's potential production

1.1 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 (63) to B (84).

► [What is an energy rating?](#)



Recommendation 1: Cavity wall insulation

Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£81

Potential rating after carrying out recommendation 1

67 | D

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 and 2

68 | D

Recommendation 3: Low energy lighting

Low energy lighting

Typical installation cost

£10

Typical yearly saving

£9

Potential rating after carrying out recommendations 1 to 3

69 | C

Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£21

Potential rating after carrying out recommendations 1 to 4

70 | C

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£224

Potential rating after carrying out recommendations 1 to 5

83 | B

Recommendation 6: Wind turbine

Wind turbine

Typical installation cost

£1,500 - £4,000

Typical yearly saving

£19

Potential rating after carrying out recommendations 1 to 6

84 | B

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£650

Potential saving

£130

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/) (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

9583 kWh per year

Water heating

1834 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	2302 kWh per year
Cavity wall insulation	2157 kWh per year
Solid wall insulation	416 kWh per year

You might be able to receive [Renewable Heat Incentive payments](https://www.gov.uk/domestic-renewable-heat-incentive) (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.

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Assessor's name

William Ward

Telephone

01928 568 842

Email

cwalker@pennington.org.uk

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK201300

Telephone

0333 123 1418

Email

info@ecmk.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

9 December 2013

Date of certificate

9 December 2013

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.