



 2
Bedrooms

 1
Bathroom



Empire Estates are pleased to bring this lovely two bedroomed terraced property to the market, located on Brentwood Road, Nelson. This property would be an ideal family home or investment opportunity. The property is currently rented at £380pcm with a tenant residing in the property for the past three years.

Location

This two bedroomed property is located on Brentwood Road, Nelson. It is surrounded by family homes, convenience stores, takeout restaurants and easily accessible transport links.

Pendle Vale college and Castercliffe Primary Academy are just a short walk from the property.

Description

As you approach the property you can see the front yard which can be accessed via the steps leading to the front entrance.

As you enter the property there is a small vestibule which leads you into the fully carpeted spacious living area which has a fully fitted electric fire and surround. The kitchen/diner features fitted kitchen units, there are tiled splash back's and Lino flooring. The kitchen is very spacious and plenty of room for all fitted appliances.

The second floor consists of two spacious double bedrooms and a family bathroom. Bedroom one has a built in storage cupboard with double glazed windows with views to the rear of the property. Bedroom two again is spacious with double glazed windows with views to the front of the property. The 3-piece bathroom has a bath with fitted over head shower, sink, double glazed frosted glass window.

To the rear of the property there is a good sized yard with a flagged floor and a storage shed.

The property also has CCTV installed.

The property is currently rented at £380pcm with a tenant residing in the property for the past three years. The tenant has mentioned they can either stay in the property and carry on with the tenancy or vacate the property before completion. if the buyer wishes to do so.

Accommodation

Reception Room - 4.31mx3.90m

Kitchen/Diner - 3.28mx4.45m

Bedroom One - 4.29mx4.39m

Bedroom Two - 2.87mx3.21m

Family Bathroom - 2.37mx1.82m

If you would like anymore information, then please do not hesitate to contact our office on 01282 570055



Energy performance certificate (EPC)

67 Brentwood Road
NELSON
BB9 8AY

Energy rating

E

Valid until: **23 August 2031**

Certificate
number: **9239-2128-1000-0224-9222**

Property type

Mid-terrace house

Total floor area

76 square metres

Rules on letting this property

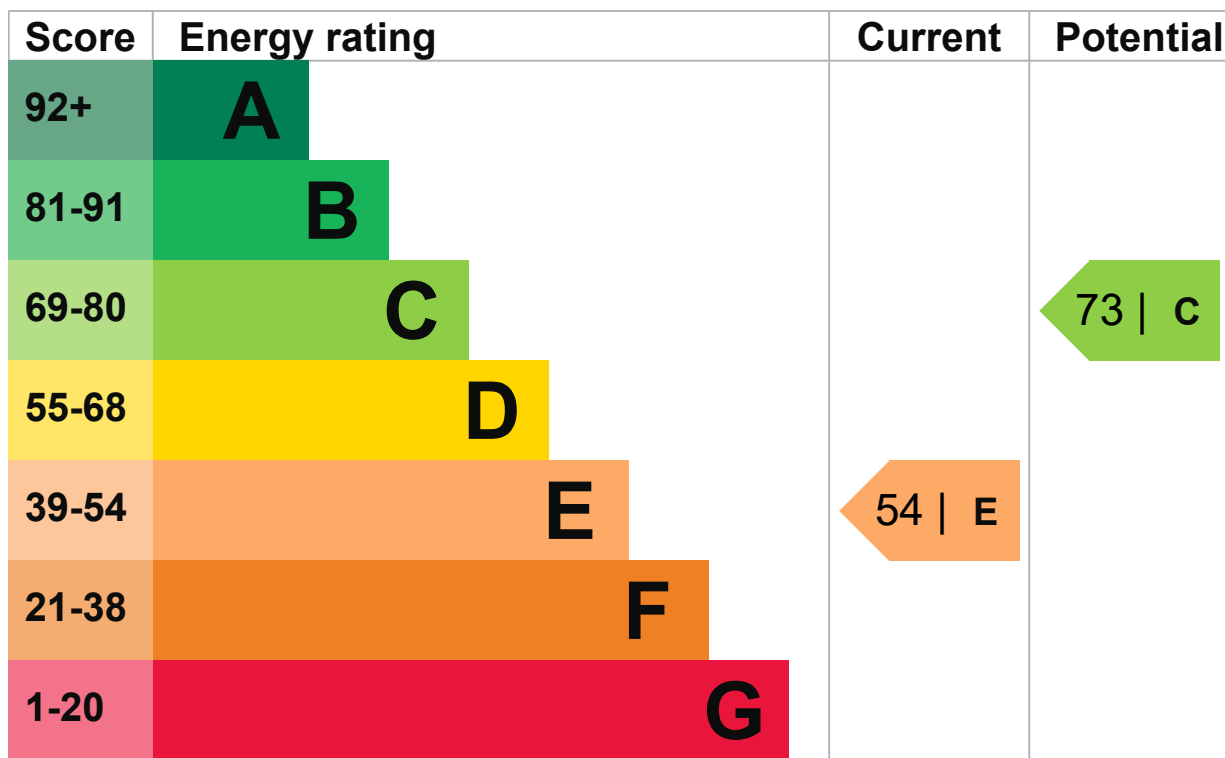
Properties can be rented if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 354 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

4.7 tonnes of CO₂

This property's potential production

2.9 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 1.8 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 E (54) to C (73).

► [What is an energy rating?](#)



Recommendation 1: Floor insulation (suspended floor)

Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£30

Potential rating after carrying out recommendation 1

55 | D

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£10

Typical yearly saving

£17

Potential rating after carrying out recommendations 1 and 2

55 | D

Recommendation 3: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£130

Potential rating after carrying out recommendations 1 to 3

61 | D

Recommendation 4: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£26

Potential rating after carrying out recommendations 1 to 4

62 | D

Recommendation 5: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£327

Potential rating after carrying out recommendations 1 to 5

73 | C

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

£1173

Potential saving

£205

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

13455 kWh per year

Water heating

2075 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	4447 kWh per year
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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

Joan Gallagher

Telephone

07954585337

Email

admin@home-inspectionservices.co.uk

Accreditation scheme contact details**Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/020790

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Assessor's declaration**

No related party

Date of assessment

24 August 2021

Date of certificate

24 August 2021

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

[8729-6423-4450-7553-7906 \(/energy-certificate/8729-6423-4450-7553-7906\)](/energy-certificate/8729-6423-4450-7553-7906)

Expired on

7 July 2021

Certificate number

[8821-6429-4450-7525-7002 \(/energy-certificate/8821-6429-4450-7525-7002\)](/energy-certificate/8821-6429-4450-7525-7002)

Expired on

4 January 2019

Certificate number

[0247-1856-6475-0408-4701 \(/energy-certificate/0247-1856-6475-0408-4701\)](/energy-certificate/0247-1856-6475-0408-4701)

Expired on

5 March 2018

Energy performance certificate (EPC)

67, Brentwood Road
NELSON
BB9 8AY

Energy rating

D

This certificate expired on: **7 July 2021**

Certificate number: **8729-6423-4450-7553-7906**

Property type

Mid-terrace house

Total floor area

77 square metres

Rules on letting this property

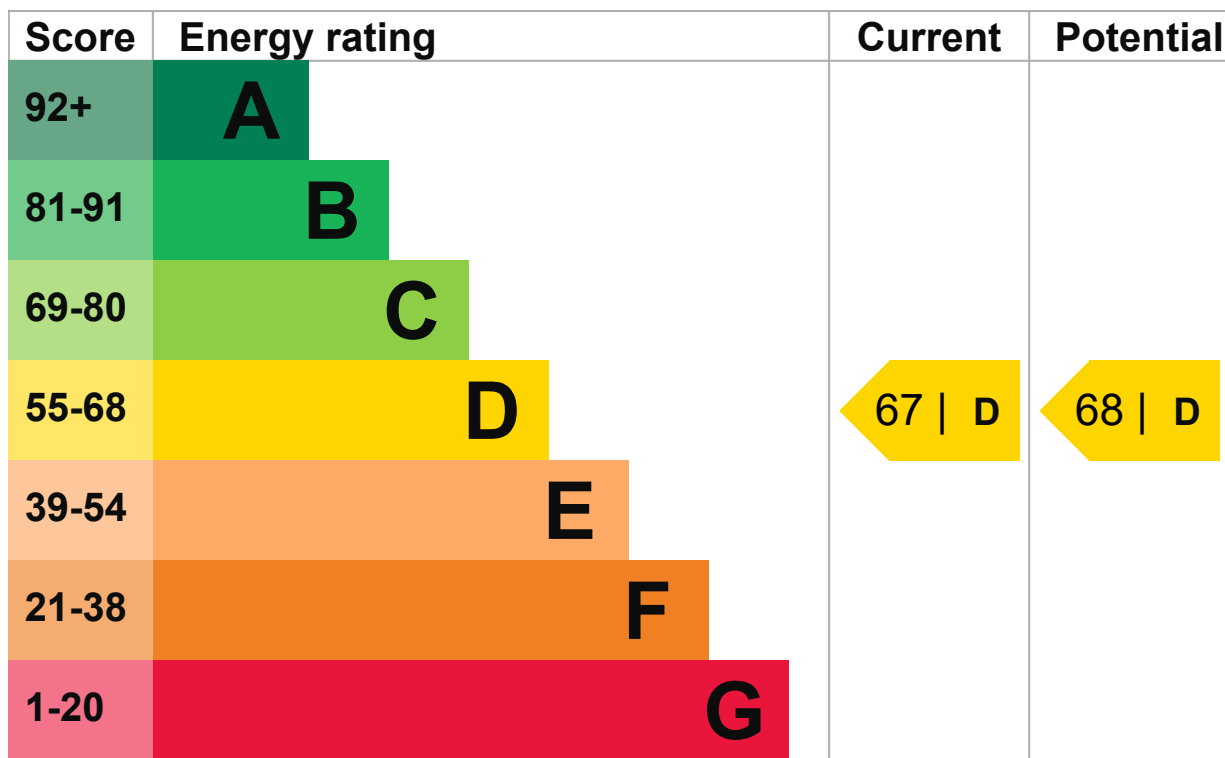
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Energy efficiency rating for this property

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

[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, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 210 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

3.1 tonnes of CO₂

This property's potential production

3.0 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 0.1 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 D (68).

► [What is an energy rating?](#)



Recommendation 1: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£20

Potential rating after carrying out recommendation 1

68 | D

Recommendation 2: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£24

Potential rating after carrying out recommendations 1 and 2

69 | C

Recommendation 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£11,000 - £20,000

Typical yearly saving

£207

Potential rating after carrying out recommendations 1 to 3

80 | C

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

£649

Potential saving

£19

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

9886 kWh per year

Water heating

2084 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 \(https://www.gov.uk/domestic-renewable-heat-incentive\)](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

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Assessor contact details

Assessor's name

Matthew Smallwood

Telephone

07811 165 390

Email

mattsmallwood.ees@googlemail.com

Accreditation scheme contact details

Accreditation scheme

BRE

Assessor ID

BREC200536

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

7 July 2011

Date of certificate

8 July 2011

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.

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Expired on

4 January 2019

Certificate number

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Expired on

5 March 2018
