



Falcon & Foxglove

25 Wasdale Close, Padiham BB12 8NJ



A well presented three bedroom detached property in this popular area of town. Comprising also of a spacious lounge, fitted kitchen with dining room, downstairs cloakroom and first floor bathroom. The property also benefits from double glazing, gas central heating, private drive, garage & gardens.

Located near to local shopping facilities, infant/junior schools, and bus routes to the town centre. The property is only a few minutes drive away from access to M65 motorway providing ideal commuting distance throughout the North West.

- **Three Bedrooms**
- **Spacious Lounge**
- **Kitchen Diner**
- **Downstairs Cloakroom**
- **Family Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Integral Garage**
- **Private Garden**
- **Extensive Views**

£174,950



**Falcon & Foxglove Estate Agents Limited,
9 Manchester Road, Burnley BB11 1HQ**

Tel: 01282 416060

Email: info@falconandfoxglove.co.uk

Web: www.falconandfoxglove.co.uk



Entrance Hall
4.24m x 1.96m (13ft 10" x 6ft 5")

Carpeted flooring

Central heating radiator

Lounge
4.23m x 3.53m (13ft 10" x 11ft 6")

Double glazed bay window to the front of the property

Carpeted flooring

Feature electric fire

Wall lights

Central heating radiator

Coving to ceiling

TV & telephone points



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Kitchen Diner
7.73m x 2.94m (25ft 4" x 9ft 7")

Double glazed window to the rear of the property

Double glazed French doors leading to the garden

Carpeted flooring, Laminate flooring and tiled flooring

Fitted wall and base units

Laminate work surfaces

1 ½ full bowl moulded resin sink unit

Belling Range cooker - Dual fuel

Plumbing for dishwasher



Cloakroom
1.51m x 0.89m (4ft 11" x 2ft 10")

Double glazed frosted window to the rear front of the property

Pedestal hand wash basin and low level w.c.

Tiled flooring



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Landing

Carpeted flooring

Loft access

Coving to ceiling

Bedroom One

4.29m x 3.39m (14ft 1" x 10ft 10")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



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Bedroom Two
3.55m x 2.93m (11ft 7" x 9ft 7")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



Bedroom Three
3.10m x 2.24m (10ft 2" x 7ft 4")

Double glazed window to the front of the property

Carpeted flooring

Central heating radiator

Coving to ceiling



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Bathroom

4.08m x 1.84m (13ft 4" x 6ft 0")

Two double glazed frosted windows to the rear of the property

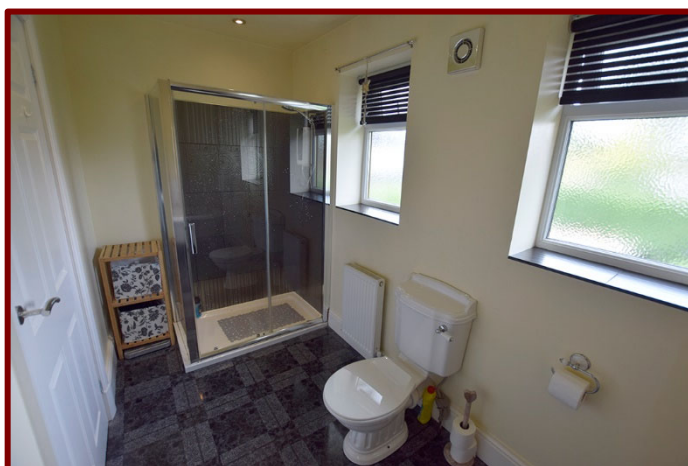
Roll top bath with mixer taps

Shower cubicle

Pedestal hand wash basin and low level w.c.

Tiled flooring

Central heating radiator



Garage

5.68m x 2.88m (18ft 7" x 9ft 9")

Double doors

Central heating boiler

Plumbing for automatic washing machine and tumble dryer

Garden

Mature shrubs and plants

Decking area



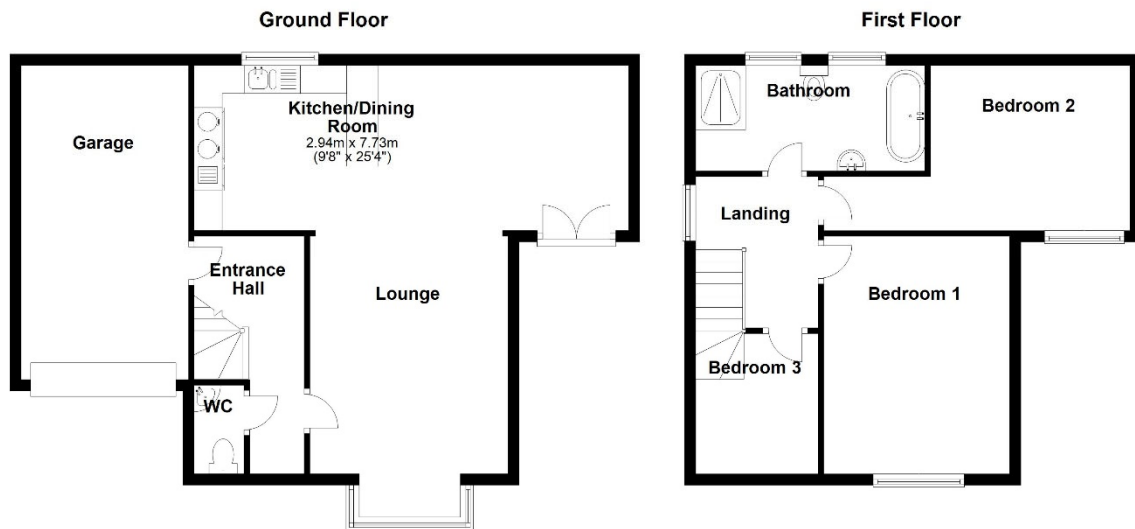
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25 Wasdale Close, Padiham

Please note: Plans are to show room locations only and are not to scale

NOTES:

VIEWING: Strictly by appointment with Falcon & Foxglove Estate Agents Limited

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Energy Performance Certificate



25, Wasdale Close, Padiham, BURNLEY, BB12 8NJ

Dwelling type: Semi-detached bungalow
Date of assessment: 14 March 2013
Date of certificate: 15 March 2013

Reference number: 0405-2864-7873-9197-6985
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,457
Over 3 years you could save	£ 759

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 141 over 3 years	
Heating	£ 1,938 over 3 years	£ 1,368 over 3 years	
Hot Water	£ 318 over 3 years	£ 189 over 3 years	
Totals	£ 2,457	£ 1,698	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating					
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td>85</td><td>97</td></tr> </table>	Current	Potential	85	97
Current	Potential				
85	97				

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 244
2 Low energy lighting for all fixed outlets	£15	£ 49
3 Heating controls (room thermostat)	£350 - £450	£ 100

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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