

42 Broughton Avenue, Layton, FY3 8EQ



£75,000

Two bedroom mid terraced house

- **Two reception rooms**
- **Gas central heating and double glazing**
- **Convenient location**
- **Ideal first time buy or buy to let**
- **Viewing recommended**

Description

Two bedroom mid terraced house situated in a convenient location close to Layton shops, schools and bus routes. Ideal first time buy or buy to let investment. Accommodation comprising vestibule, lounge, dining room, kitchen, two first floor bedrooms and modern three piece bathroom. Externally with an enclosed yard to the rear. The property also benefits from gas central heating and double glazing. Viewing recommended.

Accommodation Comprises

VESTIBULE

UPVC exterior door. Meter cupboard.

LOUNGE 12'8 x 12'3 (3.86m x 3.73m)

Double glazed window to the front. Central heating radiator. Electric fire. Laminate floor.

DINING ROOM 12'8 x 11'8 (3.86m x 3.56m)

Double glazed window to the rear. Central heating radiator. Laminate floor. Under stairs storage cupboard.

KITCHEN 7'11 x 6'11 (2.41m x 2.11m)

A range of fitted wall and base units with complementary work surfaces. Stainless steel sink unit. Plumbed for washing machine. Tiled elevations. Laminate floor. Central heating radiator. Double glazed door and window to the side.

STAIRS & LANDING

Loft access.

BEDROOM 1 13'0 x 12'2 (3.96m x 3.71m)

Double glazed window to the front. Central heating radiator.

BEDROOM 2 12'1 x 7'10 (3.68m x 2.39m)

Double glazed window to the front. Central heating radiator.

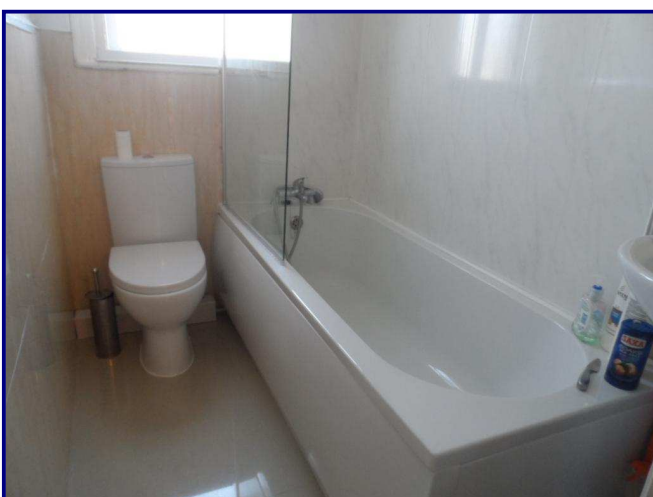
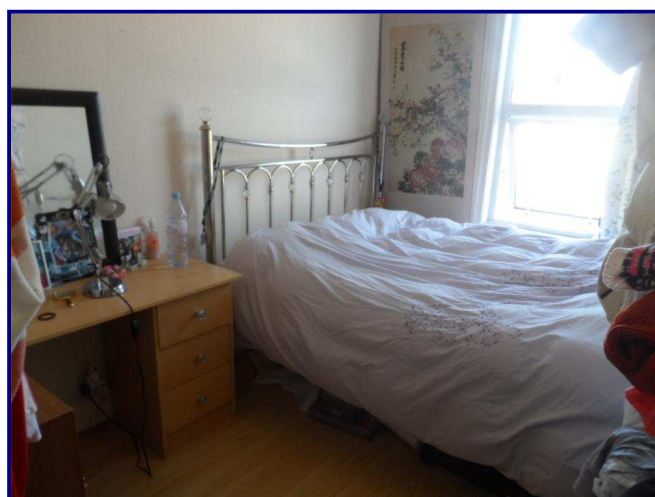
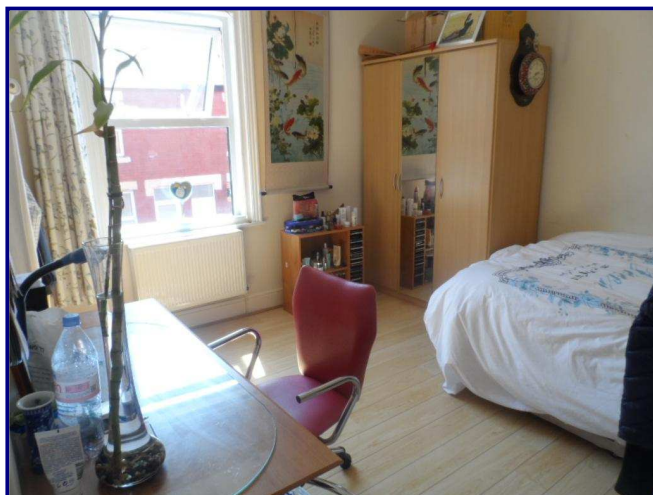
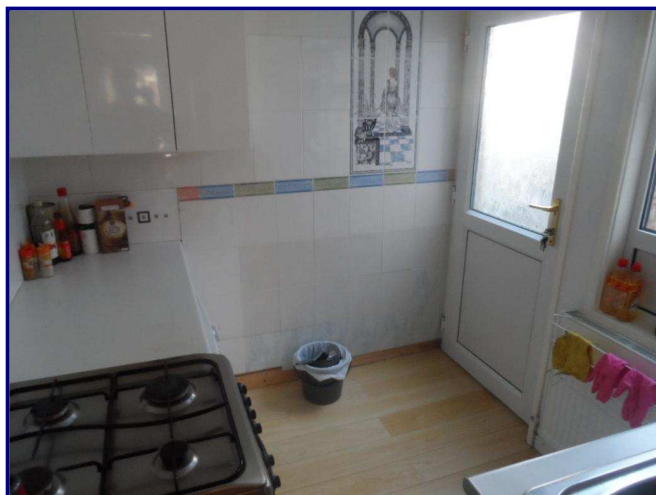
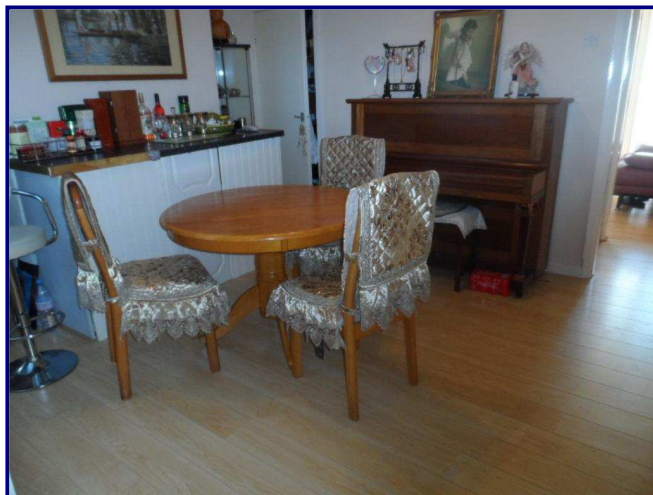
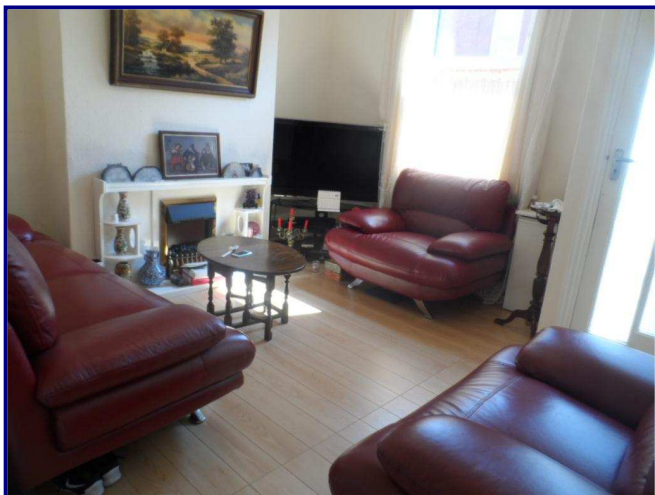
BATHROOM

Modern three piece suite comprising paneled bath, pedestal wash hand basin and low flush wc. Double glazed window to the rear.

GARDEN

Yard to the rear.

Photo Gallery



All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition. Management costs are not guaranteed by ourselves and should be confirmed in writing by the management company prior to purchase.

EPC

Energy Performance Certificate		SAP	
42, Broughton Avenue, BLACKPOOL, FY3 8EQ			
Dwelling type:	Mid-terrace house	Reference number:	8191-2352-9729-6927-6943
Date of assessment:	25 November 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	26 November 2014	Total floor area:	61 m ²
Use this document to:			
<ul style="list-style-type: none"> 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:			£ 2,127
Over 3 years you could save			£ 621
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 120 over 3 years	
Heating	£ 1,671 over 3 years	£ 1,197 over 3 years	
Hot Water	£ 267 over 3 years	£ 189 over 3 years	
Totals	£ 2,127	£ 1,506	
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.</p>			
Energy Efficiency Rating			
<p>Very energy efficient - lower running costs</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(50-60) C</p> <p>(39-49) D</p> <p>(29-38) E</p> <p>(19-28) F</p> <p>(1-18) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>64</p>	<p>Potential</p> <p>88</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 199	
2 Floor insulation	£800 - £1,200	£ 94	
3 Low energy lighting for all fixed outlets	£20	£ 58	
See page 3 for a full list of recommendations for this property.			
<p>To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.</p>			