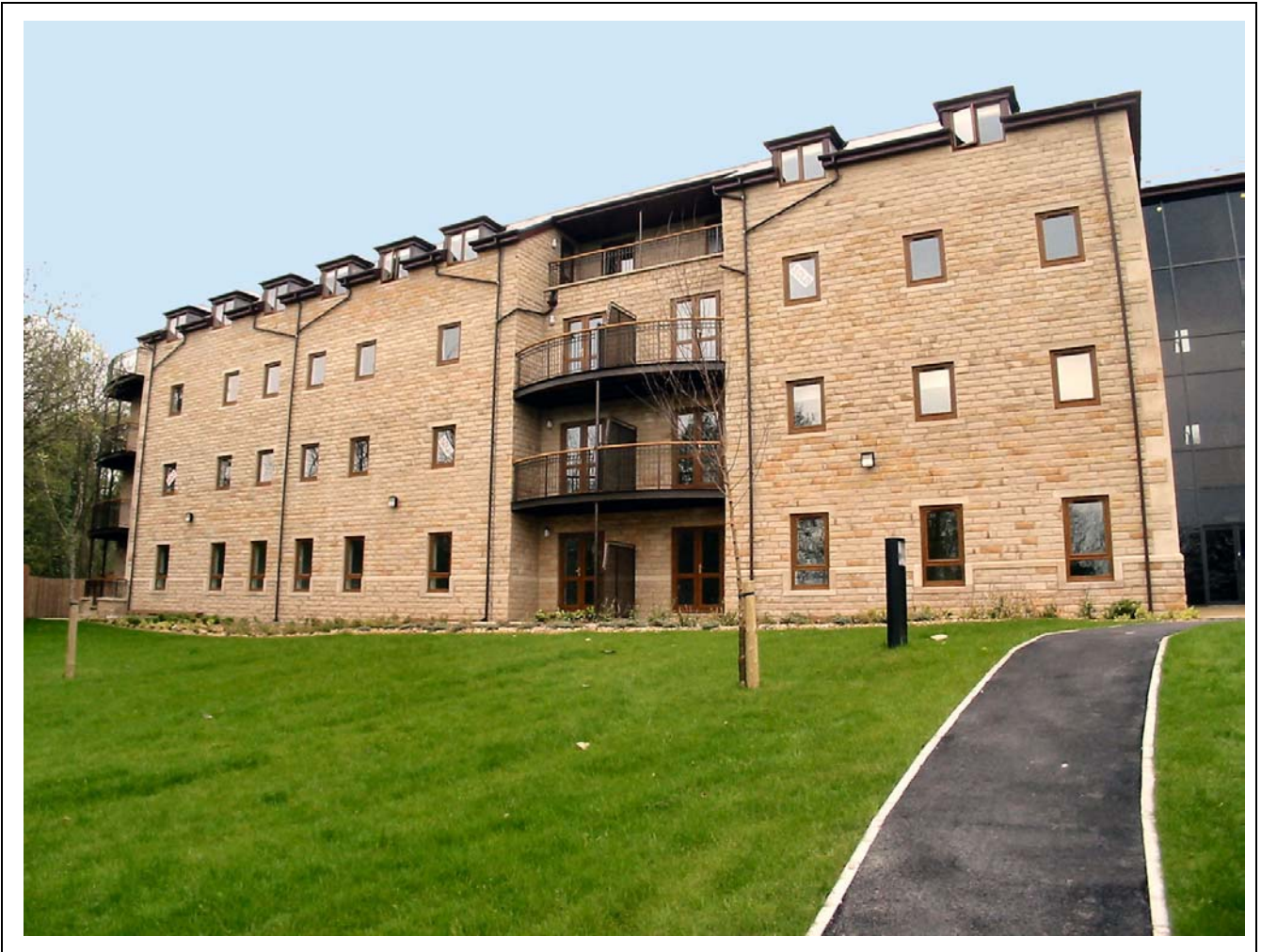


24 Clough Springs, Barrowford. BB9 6RN



Price: £137,000

Modern first floor two bed roomed apartment in this exclusive development. Comprising entrance hall with storage, lounge with balcony, fully fitted kitchen with integral appliances, two bedrooms and five piece bathroom suite in white with roll top bath and separate shower. Secure parking. Service charges apply.

6 Cromwell Terrace, Gisburn Road, Barrowford, Lancashire BB9 8PT

Telephone: 01282 602000 Facsimile: 01282 616040

www.brodenlloyd.co.uk

ACCOMMODATION

Ground Floor:

Entrance Hall:

Wall mounted heater, down lighting to ceiling, laminate wood floor, two built in cupboards housing the water tank.

Lounge/Diner:

18'1" maximum x 12'4" (5.51m x 3.76m)

Enclosed coal effect living flame gas fire with Portuguese limestone surround and hearth. UPVC double glazed French doors to balcony, wall mounted heater, TV point, telephone point.



Breakfast Kitchen:

12'2" maximum x 10'10" (3.71m x 3.30m)

Fully fitted kitchen in maple effect comprised of wall, base and drawer units to include integrated fridge, freezer and dishwasher, built in electric oven, inset four-ring gas hob, chimney style extractor, stainless steel sink/drainer, tiled splashback, UPVC double glazed window, wall mounted heater, serving hatch, downlighting and laminate wood floor.



Main Bedroom:

21'10" x 10'3" (6.65m x 3.12m) UPVC double glazed window, wall mounted heater.

Bedroom 2:

10'8" x 9'3" (3.25m x 2.82m) UPVC double glazed window, wall mounted heater, telephone point.

Bathroom:

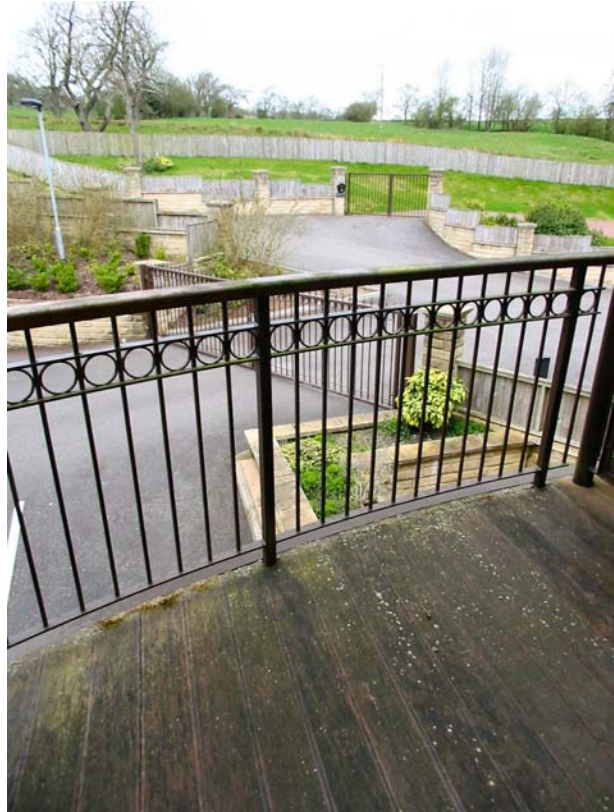
Stunning white five piece bathroom suite comprised of roll top bath, pedestal wash basin, concealed cistern



W.C. bidet and shower cubicle housing shower system, complimentary tiles, chrome heated towel rail, shaver point, down lighting to ceiling.

Externally:

Landscaped gardens and secure parking, visitor parking.



Viewing

By appointment through Broden Lloyd

Services

The heating system, electrical appliances and fixtures and fittings included in the sale, have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

Mortgage Services

Broden Lloyd in partnership with Prime Mortgage Solutions offer a full mortgage advisory service. We are able to access all lenders and offer quotations or general advice in our office or in the comfort of your home. No Brokers fee charge.

- **Your home is at risk if you do not keep up payments on a mortgage or other loan secured against it.**

Disclaimer:

These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Broden Lloyd or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Broden Lloyd nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Performance Certificate



24, Clough Springs, Barrowford, NELSON, BB9 6RN

Dwelling type: Mid-floor flat
 Date of assessment: 08 May 2012
 Date of certificate: 08 May 2012
 Reference number: 0445-2878-6057-9402-2275
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 61 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:	£1,230
Over 3 years you could save	£246

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£135 over 3 years	£126 over 3 years	
Heating	£690 over 3 years	£573 over 3 years	
Hot Water	£405 over 3 years	£285 over 3 years	
Totals	£1,230	£984	

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.

Energy Efficiency Rating

	Current	Potential	
<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>	77	82	<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 Change heating to gas condensing boiler	£3,000 - £7,000	£189	

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.