



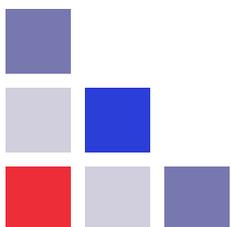
Meath Road

To Let

Broadgate, Preston PR1 8EP

Hazelwells are pleased to offer to let this well presented 3 bedroom mid terrace located in the popular location of Broadgate. Within walking distance to amenities, the City Centre, train station and docklands. The accommodation briefly comprises; vestibule, living room, kitchen, three bedrooms, shower room and rear yard. The property benefits from UPVC double glazing and gas central heating. Parking to the front on street. Close to Avenham Park & Miller Parks. The property is offered unfurnished. Viewing is highly recommended.

Monthly Rental Of £675



Hazelwells
sales & lettings

Vestibule

Living Room

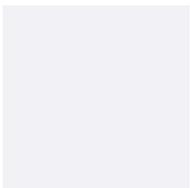
12' 2" x 16' 4" (3.7m x 4.97m)

Double glazed bay window to the front elevation, single panel radiator, wooden flooring, feature fireplace.

Kitchen

10' 2" x 10' 4" (3.1m x 3.16m)

Fitted kitchen with wall and base units, complementary work surfaces and stainless steel sink and drainer with mixer tap. Oven and gas hob with extractor fan over. Space for fridge, freezer/dishwasher. Double glazed window and door to the rear elevation, single panel radiator. Stairs to first floor. Plus; understair utility storage with double glazed window to the rear elevation and plumbing for washing machine.



Bedroom 1

10' 11" x 9' 1" (3.34m x 2.76m)

Double glazed window to the front elevation, single panel radiator, fitted wardrobes and wooden flooring.

Bedroom 2

11' 3" x 12' 0" (3.44m x 3.66m)

Double glazed window to the rear elevation, single panel radiator and built in wardrobe storage.

Bedroom 3

10' 11" x 5' 10" (3.34m x 1.77m)

Double glazed window to the front elevation and single panel radiator.

Shower Room

Three piece suite comprising wc, pedestal wash hand basin and walk in shower. Part tiled elevations. Double glazed window to the rear and single panel radiator.

Rear Yard



If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS ACT 1991: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



Energy Performance Certificate



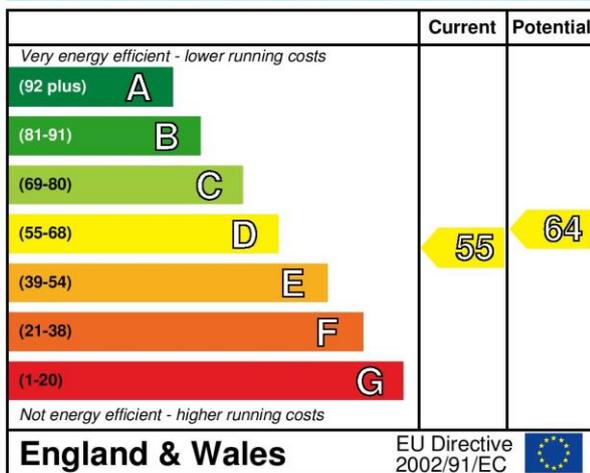
7, Meath Road
PRESTON
PR1 8EP

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-terrace house
04 August 2011
05 August 2011
0687-2894-6586-9009-3541
RdSAP, existing dwelling
69 m²

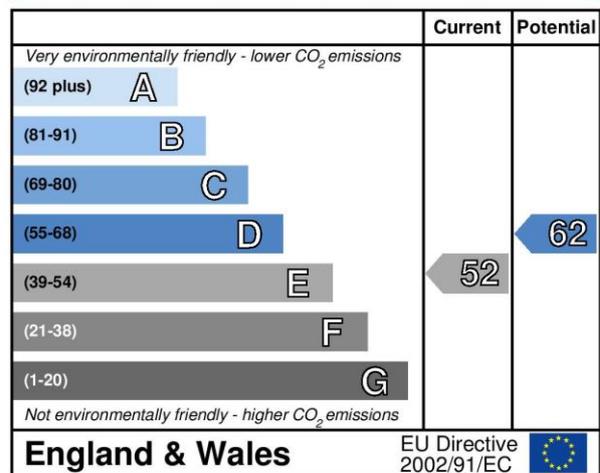
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	312 kWh/m ² per year	243 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.2 tonnes per year
Lighting	£60 per year	£38 per year
Heating	£698 per year	£567 per year
Hot water	£91 per year	£80 per year

You could save up to £164 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.