



KIRK SHEPHARD POWERED BY **exp** TM UK

@ kirk.shephard@exp.uk.com

kirkshephard.exp.uk.com

☎ 07784 375 181

The Barn House, Saves Lane, Askam-in-Furness, LA16 7EQ

£150,000

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Ref: KS0077

The Barn House is a very well presented two bedroom terraced cottage finished to a high standard situated just located off the desirable Saves Lane in Ireleth. The property offers a double bedroom, bathroom, utility room and sitting room to the ground floor. To the first floor there is a further bedroom, open plan kitchen and another bathroom. Externally





Ground Floor

Floor area 43.7 sq.m. (471 sq.ft.) approx



Energy performance certificate (EPC)

The Barn House Sons Lane ASHAM-IN-FURNESS LANE TSO	Energy rating D	Valid until: 4 March 2027 Certificate number: 5993-7427-9570-1697-2906
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Property type: Mid-terrace house

Total floor area: 64 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 D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-64	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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

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