



KIRK SHEPHARD POWERED BY **exp** TM UK

@ kirk.shephard@exp.uk.com

kirksheward.exp.uk.com

☎ 07784 375 181

11, Copper Rigg, Broughton-in-Furness, LA20 6AJ

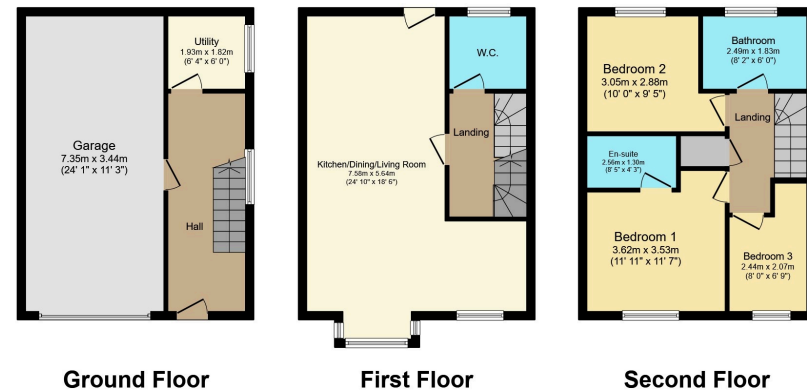
£370,000

3 2 2



11 Copper Rigg is large three bedroom semi detached three storey home situated in the town of Broughton in Furness. This property consists of utility room and garage to the ground floor. To the first floor there is the living room, kitchen diner and w/c. To the second floor there are three bedrooms; one with en suite and family bathroom. To the front of the property there is a driveway for multiple cars and to the rear an enclosed garden. Early viewings are highly recommended!





Total floor area 121.8 sq.m. (1,311 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyFOX



19/02/2023, 11:32 Energy performance certificate (EPC) - Find an energy certificate - UKYUK

Energy performance certificate (EPC)																																		
11 Copper Pigg, BRIDGHTON-ON-TURNERS LA20 9AJ	Energy rating B	Valid until: 1 December 2032 Certificate number: 9690-2661-9493-2122-1161																																
Property type	end-terrace house																																	
Total floor area	94 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-tenants-tenanted-property-minimum-energy-efficiency-standards-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is B. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>81</td> <td>81</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B	81	81	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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