



Arundel Street, Liverpool, L4

£80,000

None

Tenure: Leasehold, **Bedrooms:** 3

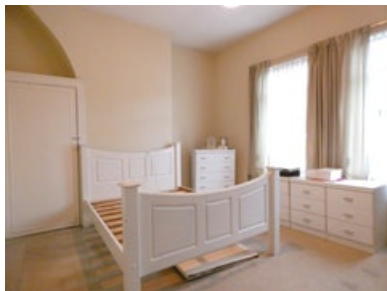
FAMILY HOME. Be quick and secure a viewing on this great new property from HouseSimple. A home that is ideal for a first time buyer, and growing family or possible investment. Spacious throughout and can move into immediately this won't be around for long. Briefly the

Key features:

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- SHOWER THREE PIECE SUITE
- FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS
- INVESTMENT
- CALL TODAY

Extra info:

- **Property Age:** 101 years
- **Council Tax:** Band A (£1237.79 per-annum)
- **Double Glazing:** None
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 867 years remaining
Ground Rent: £2.00 per-annum



FAMILY HOME. Be quick and secure a viewing on this great new property from HouseSimple. A home that is ideal for a first time buyer, and growing family or possible investment. Spacious throughout and can move into immediately this won't be around for long. Briefly the property comprises an entrance hall leading to both reception rooms, one front and rear. The kitchen is extended to the rear and is fully fitted with a range of high/low level units and cooking facilities. Access to the rear yard can also be found here.

The first floor has three great sized bedrooms which can all be considered doubles. A family bathroom services them all and comes in a three piece suite with shower cubicle. As previously mentioned externally there is a small enclosed yard and parking is directly outside the property's entrance. Due to the size and condition we don't expect this property to be around for long. All today and book your appointment before it's snapped up.

Floor plan:



Total area: approx. 95.0 sq. metres (1022.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

47, Arundel Street, Walton, LIVERPOOL, L4 3RS

Dwelling type: Mid-terrace house	Reference number: 0218-4944-7280-2588-1920
Date of assessment: 09 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 October 2018	Total floor area: 86 m ²

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:	£ 2,637
Over 3 years you could save	£ 1,065

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block; background-color: #4CAF50; color: white;"> You could save £ 1,065 over 3 years </div>
Heating	£ 2,148 over 3 years	£ 1,170 over 3 years	
Hot Water	£ 267 over 3 years	£ 180 over 3 years	
Totals	£ 2,637	£ 1,572	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
62	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 465
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Draught proofing	£80 - £120	£ 75

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com 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 or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.

To book a viewing scan this code

To view this property call Housesimple on 0333 103 8390 or visit housesimple.com/property/view/100871