



Eaton Gardens, Liverpool, L12

£200,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

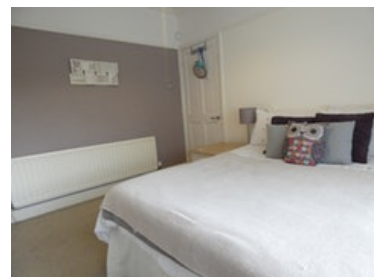
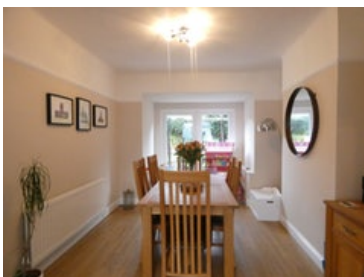
NEW property from HouseSimple. A great family home in a sought after area, don't delay in booking your viewing on this property. A three bedroom house with large lounge/diner, off road parking and a attractive enclosed rear garden, this is a perfect family property and we do not ex

Key features:

- Newly refurbished
- South facing garden
- Off road parking
- Attractive kitchen
- Double bedrooms
- Well presented throughout
- Through lounge

Extra info:

- **Council Tax:** Band C (£1650.39 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



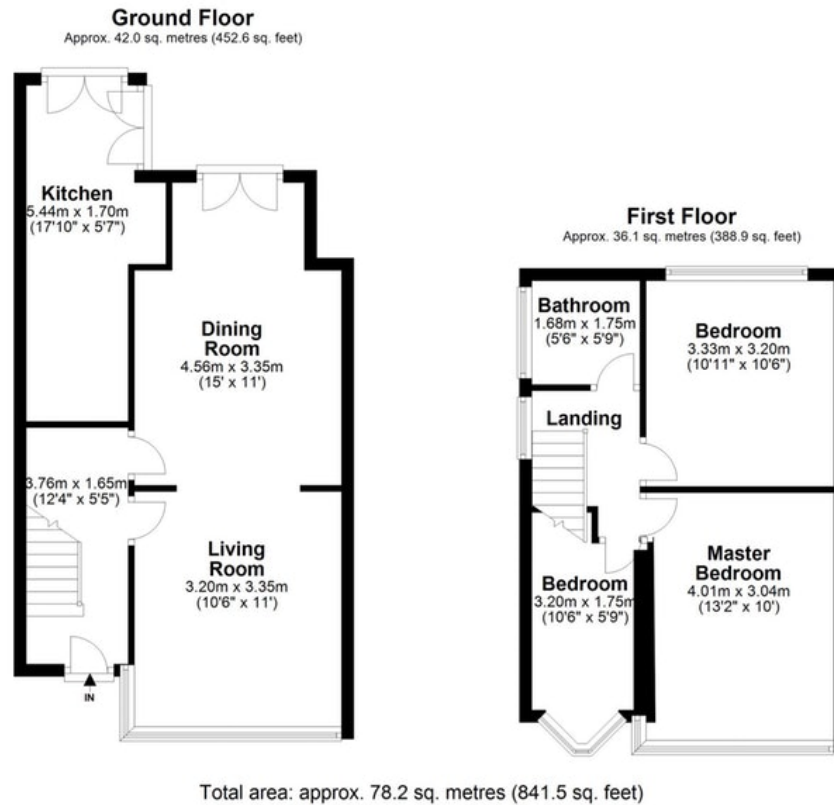
NEW property from HouseSimple. A great family home in a sought after area, don't delay in booking your viewing on this property. A three bedroom house with large lounge/diner, off road parking and a attractive enclosed rear garden, this is a perfect family property and we do not expect it to be around for long. Briefly the property comprises entrance hall leading to the lounge and dining room. Large open windows allowing light to flood in throughout the day and space for meals and entertaining through both rooms. Patio door lead out into the garden blending the outside space into the property.

The kitchen is modern and comes complete with cooking facilities and range of wall and base units and further patio door to the garden. There is also space for a small table and chairs creating a great breakfast space for the morning.

The first floor hides three double bedrooms and a family bathroom. As with the downstairs the property is well presented through out and needs little work to make your own.

Externally there is off road parking to the front with space for multiple cars and to the rear the garden is enclosed with decking and trellis area. Call now and book your viewing before it's gone!

Floor plan:



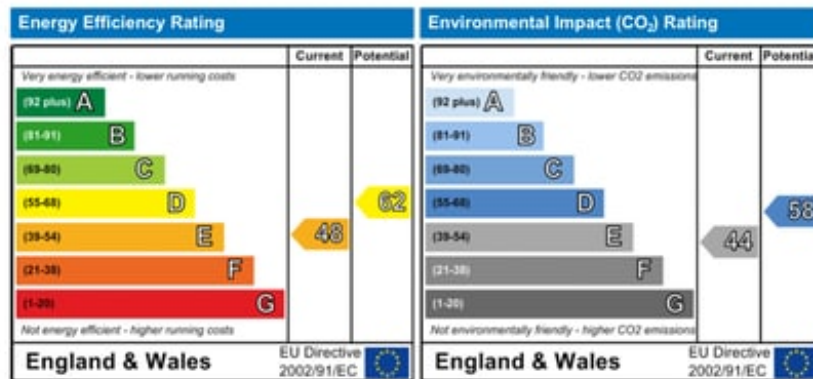
Energy Performance Certificate:

Energy Performance Certificate

52, Eaton Gardens
LIVERPOOL
L12 3HW

Dwelling type: Semi-detached house
Date of assessment: 20 May 2011
Date of certificate: 21 May 2011
Reference number: 2208-1059-6205-8969-8990
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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.



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.

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	350 kWh/m ² per year	250 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	3.9 tonnes per year
Lighting	£72 per year	£43 per year
Heating	£883 per year	£664 per year
Hot water	£104 per year	£82 per year

You could save up to £271 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 practice. 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.



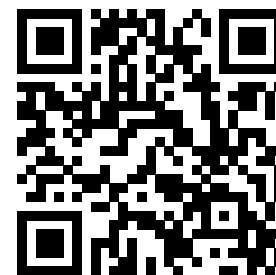
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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MISREPRESENTATION ACT, 1967.

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