



## Pennsylvania Road, Liverpool, L13

**£125,000**

None

**Tenure:** Freehold, **Bedrooms:** 2

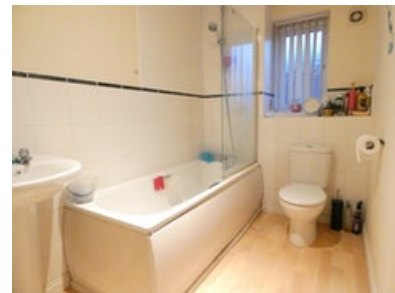
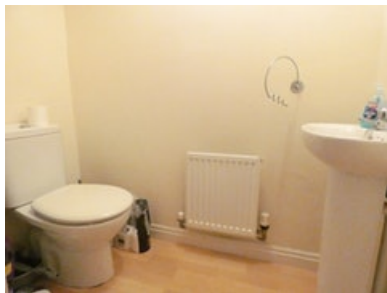
GREAT property from HouseSimple. A perfect two bedroom property that would be ideal for a small family, first time buyer or investment. The property comes with off road parking and additional w/c that you don't usually find in a property of this size. Briefly the property consis

## Key features:

- TWO BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS W/C
- REAR GARDEN
- FITTED KITCHEN

## Extra info:

- **Property Age:** 11 years
- **Council Tax:** Band B (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

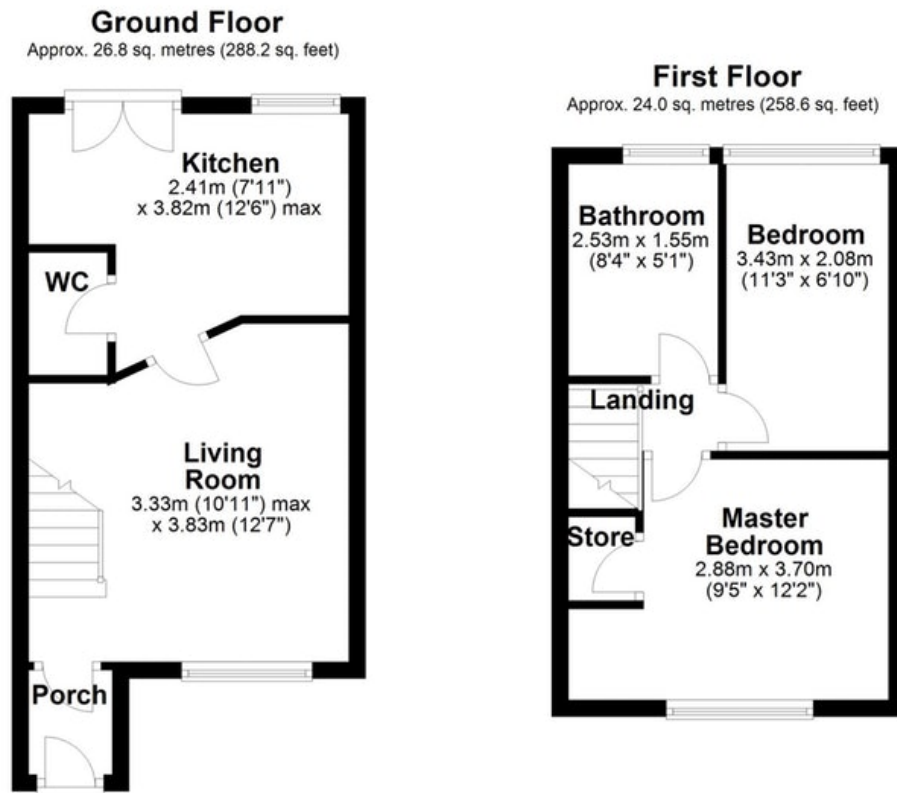


GREAT property from HouseSimple. A perfect two bedroom property that would be ideal for a small family, first time buyer or investment. The property comes with off road parking and additional w/c that you don't usually find in a property of this size.

Briefly the property consists of entrance porch leading to lounge. A bright a spacious room with access to the fitted kitchen to the rear. Comes with a range of wall and base units and cooking facilities provided. A downstairs w/c is also present which is a great feature for young children.

The first floor has two double bedrooms and a family bathroom in a three piece suite. Externally the property has parking to the rear and a enclosed rear garden with a lawn. The property is not going to be around for long and will be snapped up soon. Call now and book your viewing before it's gone.

## Floor plan:



Total area: approx. 50.8 sq. metres (546.8 sq. feet)

## Energy Performance Certificate:

Energy Performance Certificate

53, Pennsylvania Road  
LIVERPOOL  
L13 9BA

Dwelling type: Mid-terrace house  
Date of assessment: 30 March 2009  
Date of certificate: 30 March 2009  
Reference number: 8805-0805-3920-9976-0713  
Total floor area: 53 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

More energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	83	84
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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.

### Environmental Impact (CO<sub>2</sub>) Rating

More environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	83	83
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	144 kWh/m <sup>2</sup> per year	139 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.2 tonnes per year	1.2 tonnes per year
Lighting	£38 per year	£26 per year
Heating	£186 per year	£188 per year
Hot water	£62 per year	£62 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

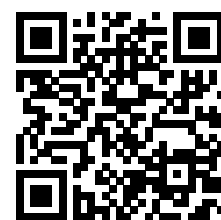
To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### MISREPRESENTATION ACT, 1967.

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