



## Springfield Crescent, Liverpool, L36

**£99,000**

Offers in Excess of

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

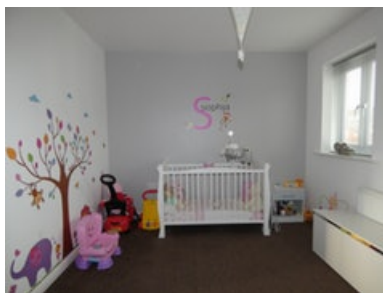
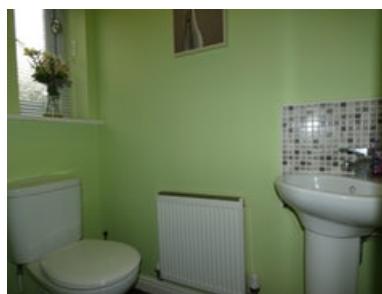
Housesimple are pleased to offer for sale this well presented two bedroom terrace . The property is on a popular development nearby Knowsley Village and there are plenty local shops and amenities nearby, aswell as public transport and motorway links on the doorstep.The property itself brie

## Key features:

- Modern property
- Two Bedrooms
- Downstairs W.C.
- Modern Bathroom
- Modern Kitchen
- Off Road Parking

## Extra info:

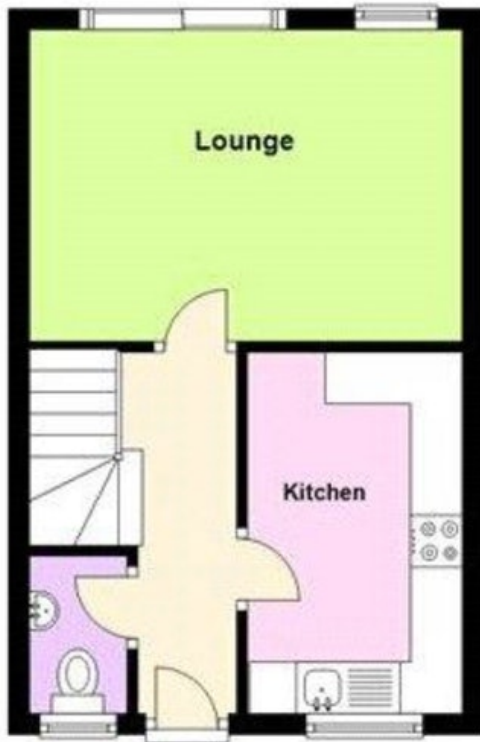
- **Property Age:** 6 years
- **Council Tax:** Band A (£1139.11 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



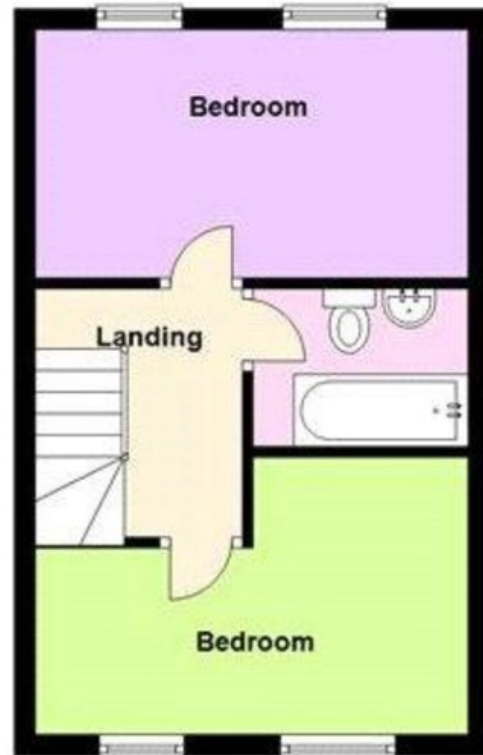
Housesimple are pleased to offer for sale this well presented two bedroom terrace . The property is on a popular development nearby Knowsley Village and there are plenty local shops and amenities nearby, aswell as public transport and motorway links on the doorstep.The property itself briefly comprises of entrance hall, cloakroom/wc, lounge and modern kitchen. To the first floor there are two double bedrooms and a modern family bathroom. Outside there is a well maintained garden to rear and off road parking to front. Viewings are highly recommended.

Floor plan:

Ground Floor



First Floor



## Energy Performance Certificate:

**Energy Performance Certificate**

18 Springfield Crescent  
 Huyton  
 LIVERPOOL  
 L36 8FG

Dwelling type: End-terrace house  
 Date of assessment: 18 September 2008  
 Date of certificate: 23 September 2008  
 Reference number: 9488-7063-6201-5108-9000  
 Total floor area: 62 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

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

83 84

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

Very 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>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		

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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.

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	135 kWh/m <sup>2</sup> per year	130 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£45 per year	£31 per year
Heating	£187 per year	£189 per year
Hot water	£68 per year	£68 per year

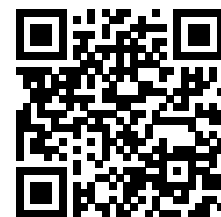
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, 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.

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