



Romer Road, Liverpool, L6

£110,000

None

Tenure: Freehold, **Bedrooms:** 3

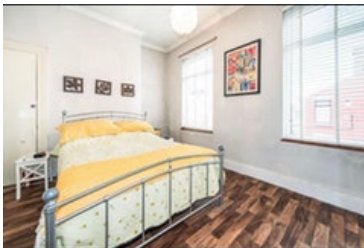
FAMILY HOME... Be quick to secure a viewing on this deceptively spacious property. Having over 1100sq foot of useful living area this property is not struggling for space and would be ideal for a family or a first time buyer looking to have space to grow into. The property comes

Key features:

- THREE BEDROOM END TERRACE
- LOFT ROOM
- REAR COURTYARD
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- OVER 1100 sq foot
- NOT TO BE MISSED
- CALL NOW

Extra info:

- **Council Tax:** Band A (£1237.79 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



FAMILY HOME... Be quick to secure a viewing on this deceptively spacious property. Having over 1100sq foot of useful living area this property is not struggling for space and would be ideal for a family or a first time buyer looking to have space to grow into. The property comes with three bedrooms and a loft area serviced by its own staircase and velux windows and heating and could be used for a range of purposes.

Briefly the property consists of entrance hallway leading to the reception room and rear lounge. The kitchen flows of to the rear and comes fully fitted with a range of wall and base units and comes with cooking facilities. Access to the rear courtyard is through the UPVC rear door found within the kitchen.

The first floor has three bedrooms, two doubles and your standard single. Servicing these rooms is a three piece bathroom with shower cubicle, basin and w/c. The master bedrooms comes with fitted wardrobes.

The second floor has the loft space and is accessed by it s own permanent staircase. A spacious room with heating and lighting and could fit tables, chairs, beds etc in with no issues. A great addition to the property that you won't find in other property's in the area.

We don't expect the property to be around for long, so snap yourself and early Christmas present and book your viewing today before it's gone.

Floor plan:



Total area: approx. 103.4 sq. metres (1112.5 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

101, Romer Road, LIVERPOOL, L6 6DH

Dwelling type: End-terrace house	Reference number: 0052-2888-7063-9598-6895
Date of assessment: 18 June 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 June 2018	Total floor area: 95 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:	£ 2,250
Over 3 years you could save	£ 648

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 204 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,185 over 3 years	
Hot Water	£ 381 over 3 years	£ 213 over 3 years	
Totals	£ 2,250	£ 1,602	

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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #0070c0; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #4f7942; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #70ad47; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #f1e05a; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #f4912f; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #e06666; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #c0392b; color: white;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">70</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </table>	Current	Potential	70	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
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Current	Potential												
70	88												

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 168
2 Heating controls (room thermostat)	£350 - £450	£ 93
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 285

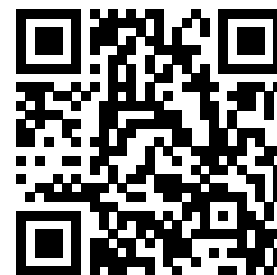
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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