

## Delfby Crescent, Liverpool, L32

**£80,000**  
Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

Housesimple are pleased to offer for sale this three bedroom mid terraced property situated in the popular Southdene area, close to local amenities, schools, shops, Motorway and East Lancs Road. The accommodation briefly comprises of; Entrance Hall, Through Lounge, Kitchen with ut

## Key features:

- Three Bedrooms
- Through Lounge
- Kitchen
- Bathroom
- Seperate w.c
- Modern Chrome stair case
- Rear Garden
- Off Road Parking
- e

## Extra info:

- **Property Age:** 0 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 three bedroom mid terraced property situated in the popular Southdene area, close to local amenities, schools, shops, Motorway and East Lancs Road. The accommodation briefly comprises of; Entrance Hall, Through Lounge, Kitchen with utility area. To the first floor there are three good sized bedrooms and family bathroom as well as separate w.c. To the front, mainly paved with shrub borders and brick and wrought iron boundaries. To the rear, South facing garden fully paved. The property further benefits from Double Glazing, Gas Central Heating, Off road Parking and is offered with no ongoing chain. This would make a perfect family home ideal for first time buyers and investors alike, viewing is highly recommended to appreciate the property on offer.

Entrance Hall 2.74 x 1.78

upvc door to front, tiled flooring, radiator

Lounge 6.18 x 4.33

upvc window to front, radiator, Upvc patio doors to rear, radiator, feature fire place

Kitchen 5.16 x 2.46

upvc window to front, Upvc window to rear, Upvc window to rear range of wall and base units with contrasting work surfaces, integrated, cooker, hob, extractor and under counter freezer

Bathroom 1.71 x 1.65

Upvc window to front, jacuzzi bath with overhead electric shower, vanity wash basin

Separate W,C 1.81 x 0.97

upvc window to front, low level w.c

Bedroom 1 3.69 x 3.57

upvc window to front, laminate flooring, radiator, fitted wardrobes

Bedroom 2 3.52 x 3.29

upvc window to rear, radiator, laminate flooring

Bedroom 3

upvc window to front, laminate flooring, boiler

**Floor plan:**



## Energy Performance Certificate:

Energy Performance Certificate

**52, Delfby Crescent, LIVERPOOL, L32 8TW**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8258-7728-5740-8930-6992
<b>Date of assessment:</b> 10 August 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 14 August 2018	<b>Total floor area:</b> 85 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,022</b>
<b>Over 3 years you could save</b>	<b>£ 333</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 180 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: auto;">                     You could save £ 333 over 3 years                 </div>
Heating	£ 1,359 over 3 years	£ 1,293 over 3 years	
Hot Water	£ 300 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,022</b>	<b>£ 1,689</b>	

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
71	85

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**

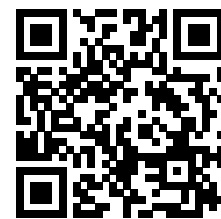
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 93
2 Low energy lighting for all fixed outlets	£45	£ 153
3 Solar water heating	£4,000 - £6,000	£ 87

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](http://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.co.uk 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.co.uk 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.co.uk 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