



## Regent Avenue, Bootle, L30

**£190,000**

Offers in Region of

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

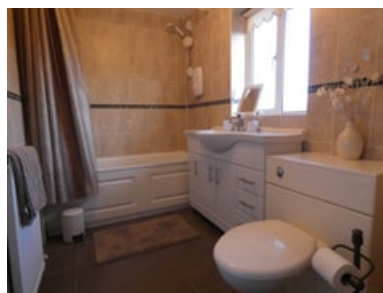
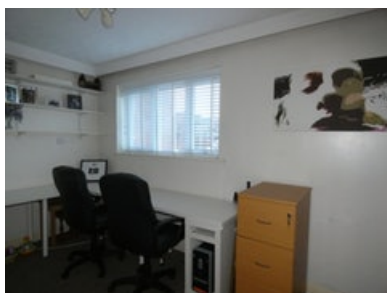
Housesimple is pleased to Present this well presented extended three bedroom detached house situated on a popular private residential estate off Park Lane and convenient for all local amenities. The spacious accommodation briefly comprises; entrance porch, lounge, dining/kitchen, sit

## Key features:

- Well Presented
- Extended
- Three Bedrooms
- Two Reception Rooms
- Modern Bathroom
- En Suite
- Dining Kitchen
- Study/Fourth Bedroom

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band D (£1794.04 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Fantastic, extended three bedroom detached house situated on a popular private residential estate off Park Lane and convenient for all local amenities. The spacious accommodation briefly comprises; entrance porch, lounge, dining/kitchen, sitting room, study/fourth bedroom To the first floor there are 3 bedrooms, the master being with en suite, and a family bathroom. Outside there is an enclosed rear garden and front garden with off road parking .The property also benefits from uPVC double glazing and gas central heating. A great family house - must be viewed to appreciate.

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**12, Regent Avenue, BOOTLE, L30 6YG**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0450-2869-6370-9191-3115
<b>Date of assessment:</b> 11 March 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 11 March 2019	<b>Total floor area:</b> 112 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>£ 2,697</b>
<b>Over 3 years you could save</b>	<b>£ 366</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 285 over 3 years	£ 285 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;">                     You could save £ 366 over 3 years                 </div>
<b>Heating</b>	£ 1,974 over 3 years	£ 1,782 over 3 years	
<b>Hot Water</b>	£ 438 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 2,697</b>	<b>£ 2,331</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

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	£ 114
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 96
3 Solar water heating	£4,000 - £6,000	£ 156

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.

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