



## Carlow Close, Liverpool, L24

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

HouseSimple is pleased to present this property in Liverpool.

**£205,000**

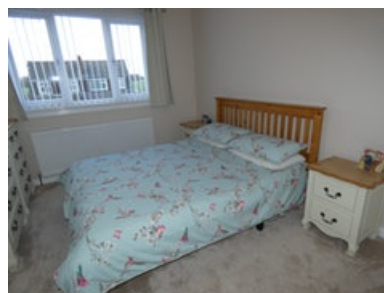
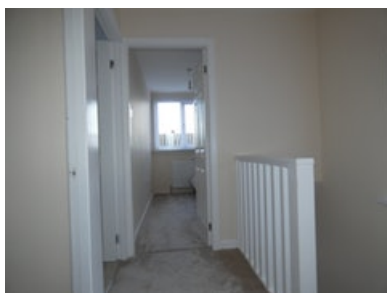
Offers in Region of

## Key features:

- Recently refurbished
- Prime Location
- New Bathroom
- New Kitchen
- New Boiler
- Re-Wired
- Off Road Parking
- Rear Garden

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band C (£1448.71 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple is pleased to offer for sale this recently refurbished three bedroom semi, in the highly desirable area of Hale Village , Nestled in the corner of a quite Cul De Sac with scenic views. The property is sure to appeal to a number of buyers making an early inspection highly recommended to appreciate the stunning property on offer. The accommodation comprises of lounge, dining room and brand new modern kitchen to the ground floor. To the first floor are three bedrooms all with new capets and a bran new modern bathroom suite Externally there are front and rear gardens with a driveway to the side.

## Floor plan:



Total area: approx. 84.8 sq. metres (912.5 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**1, Carlow Close, Hale Village, LIVERPOOL, L24 5RS**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8138-6924-7090-3925-6922
<b>Date of assessment:</b> 25 April 2018	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 25 April 2018	<b>Total floor area:</b> 75 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>£ 2,502</b>
<b>Over 3 years you could save</b>	<b>£ 858</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;">                     You could save £ 858 over 3 years                 </div>
Heating	£ 1,593 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 729 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 2,502</b>	<b>£ 1,644</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 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 126
3 Increase hot water cylinder insulation	£15 - £30	£ 69

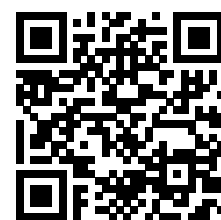
See page 3 for a full list of recommendations for this property.

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.

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### MISREPRESENTATION ACT, 1967.

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