



The Stakes, Wirral, CH46

£250,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 4

HouseSimple is pleased to present this property in Wirral.

Key features:

- Off-Road Parking
- Modern Conservatory
- Converted Garage
- Three Bathrooms
- NO CHAIN!

Extra info:

- **Property Age:** 27 years
- **Council Tax:** Band D (£1733.72 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 900 years remaining
Ground Rent: £65.00 per-annum



A MODERN HOME OF UNIQUE STYLE & DISTINCTION! - Located in Moreton just a short walk to the waterfront, as well as Leasowe Castle, Leasowe Golf Club, and a range of parks, you can find this modern well-presented four-bedroom detached home. Ideal for any large or growing family, with unique and quirky room shapes, with open-plan living with so many family friendly conveniences nearby; such as well-regarded schools like Sacred Heart Primary School, Castleway Primary School, Holy Spirit Catholic & C Of E Primary School, and many more. With quick links to the M53 and Wallasey/Moreton/Bidston town centres just a short drive away. We enter the property into a welcoming reception hallway, with stairs rising to the first floor, and a modern downstairs WC. The lounge offers space and natural light with stylish design and quality flooring. Double-doors from the lounge lead through into a spacious kitchen/diner comprising a modern range of high-gloss kitchen units, integrated appliances including induction hob, double-oven in stack formation, and space and plumbing for a washing machine. There is also a spacious under-stairs cupboard, to be used for storage or a pantry. Double-opening French doors open from the kitchen/diner out into the rear conservatory. Enjoying a private and attractive aspect of the rear garden, the conservatory has windows on three sides, and double-opening doors to the side elevation leading out onto the patio. On the other side of the property, the current vendors have converted the attached garage into a third reception room benefiting from recessed spotlighting, laminate flooring and double-doors leading also leading out to the patio. To the first floor there are three double bedrooms, the master of which benefits from its own shower room with double-width shower, as well as a further single bedroom and finally a modern and stylish family bathroom. To the front of the property the garden is mainly laid to lawn, alongside a driveway providing off-road parking, as well as gated access to the rear. To the rear of the property there is a generous patio area, with low-maintenance gravel borders that extends up to the conservatory. The garden itself is mainly laid to lawn with a storage shed to the rear, and various shrubs and trees. This property is new to the market and waiting for its new owner to make it their own. Don't wait around! Book your viewing online now.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, The Stakes, WIRRAL, CH46 3SW

Dwelling type: Detached house	Reference number: 0698-2087-6244-9311-8984
Date of assessment: 01 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 April 2019	Total floor area: 113 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:	£ 2,568
Over 3 years you could save	£ 588

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 237 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 588 over 3 years </div>
Heating	£ 1,893 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 366 over 3 years	£ 216 over 3 years	
Totals	£ 2,568	£ 1,980	

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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #76a5af; text-align: center;">(81-91) B</td> <td style="background-color: #a6c9ec; text-align: center;">(69-80) C</td> <td style="background-color: #d9e1f2; text-align: center;">(55-68) D</td> <td style="background-color: #f27967; text-align: center;">(39-54) E</td> <td style="background-color: #e34724; text-align: center;">(21-38) F</td> <td style="background-color: #8c2e2e; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="background-color: #d9e1f2;">Current</th> <th style="background-color: #d9e1f2;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">69</td> <td style="text-align: center; font-size: 2em;">84</td> </tr> </tbody> </table>	(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	69	84	<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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Not energy efficient - higher running costs																		
Current	Potential																	
69	84																	

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	£ 99
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Low energy lighting for all fixed outlets	£25	£ 60

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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