



Dragon Lane, Prescot, L35

£100,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

This is the perfect purchase for both first time buyers and investors alike or equally ideal for a hospital professional as it is within a stones throw of Whiston hospital Beautifully presented The well maintained e accommodation Is set out as follows. Entrance hallway, Lounge, dinin

Key features:

- Two Bedrooms
- Lounge
- Kitchen
- Dining room
- Downstairs Shower room
- Family bathroom

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band b (£1167.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



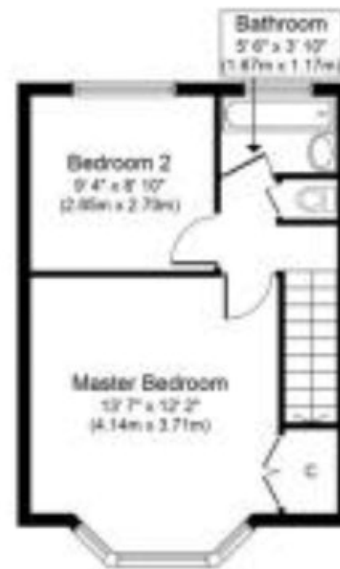
This is the perfect purchase for both first time buyers and investors alike or equally ideal for a hospital professional as it is within a stones throw of Whiston hospital Beautifully presented The well maintained e accommodation ls set out as follows. Entrance hallway, Lounge, dining room, kitchen, downstairs shower room. First floor landing, a three piece bathroom suite , bedroom two and master bedroom. Outside is a large garden to the rear which has a private decking area for easy maintenance. To the front is a gated driveway withlaid to lawn area

viewing is highly recommended

Floor plan:



Ground Floor
Approximate Floor Area
495 sq. ft.
(46.0 sq. m.)



First Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)

Energy Performance Certificate:

Energy Performance Certificate

72, Dragon Lane, Whiston, PRESCOT, L35 2UG	Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area:	Semi-detached house 16 November 2010 16 November 2010 8740-6629-8169-3116-9996 RdSAP, existing dwelling 59 m ²
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		
(81-90) B		
(71-80) C		
(61-70) D	73	74
(51-60) E		
(41-50) F		
(1-40) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(10-45) A		
(46-65) B		
(66-85) C		
(86-105) D	69	70
(106-125) E		
(126-145) F		
(146-175) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	244 kWh/m ² per year	240 kWh/m ² per year
Carbon dioxide emissions	2.4 tonnes per year	2.4 tonnes per year
Lighting	£46 per year	£31 per year
Heating	£399 per year	£402 per year
Hot water	£82 per year	£82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

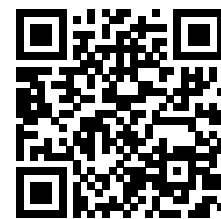
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 5

MISREPRESENTATION ACT, 1967.

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