



Long Lane, Liverpool, L19

£180,000

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

Housesimple are pleased to offer for sale this well presented three bedroom semi detached family home , situated within the popular residential area of Garston, L19. Located on Long Lane, the property greets you with a smart entrance hallway which in turn guides you into an inviting through fam

Key features:

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Modern Kitchen
- Modern Bathroom
- Large Rear Garden
- Gas Central Heating
- Double Glazing

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band B (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** years remaining



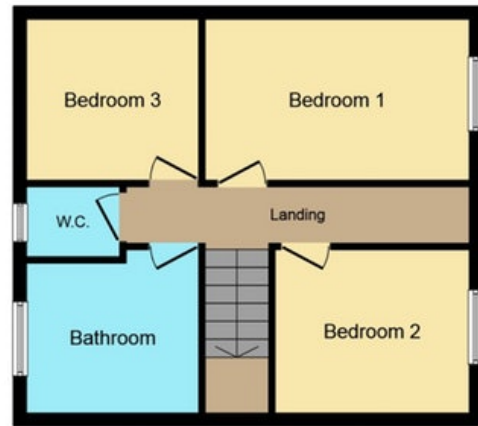
Housesimple are pleased to offer for sale this well presented three bedroom semi detached family home , situated within the popular residential area of Garston, L19. Located on Long Lane, the property greets you with a smart entrance hallway which in turn guides you into an inviting through family lounge/diner this expansive space is finished in a neutral décor, Providing an idyllic ambiance for sociable living and receiving guests, this fantastic space flows seamlessly into a bright conservatory and modern fitted kitchen this enviable space features a range of modern wall and base units with complementing work tops, an integrated gas hob and electric oven and plentiful work surface space. Furthermore, there is a secondary reception room providing an alternative sitting room or formal dining area for the family to enjoy. With a modern style electric fire drawing the eye, this wonderful room is ideal for family meal time and entertaining guests. The property continues to impress as you ascend to the first floor, where you will find two generously sized double bedrooms and an additional well proportioned single bedroom. Each room is finished a very good standard and receives an abundance of natural light. Completing the interior of this aspiring home is a contemporary style bathroom. With Separate w.c. Externally, to the front of the property there is a substantial driveway providing off road parking for two vehicles; whilst to the rear elevation, there is an expansive laid to lawn garden with a charming flagged patio area providing an ideal spot for alfresco dining in the warmer summer months.

viewings are highly recommended

Floor plan:



Ground Floor



First Floor

Energy Performance Certificate:

Energy Performance Certificate

92, Long Lane, Garston, LIVERPOOL, L19 6PG

Dwelling type: Semi-detached house Reference number: 9698-5058-7276-0997-6970
 Date of assessment: 11 June 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 June 2013 Total floor area: 94 m²

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:	£ 2,988
Over 3 years you could save	£ 1,230

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 156 over 3 years	
Heating	£ 2,445 over 3 years	£ 1,401 over 3 years	
Hot Water	£ 279 over 3 years	£ 201 over 3 years	
Totals	£ 2,988	£ 1,758	

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

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs

Current: 59 Potential: 86

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

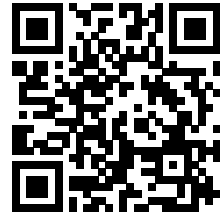
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 902
2 Floor Insulation	£800 - £1,200	£ 158
3 Low energy lighting for all fixed outlets	£50	£ 92

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.

MISREPRESENTATION ACT, 1967.

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