



## Briardale Road, Wirral, CH63

**£145,000**

Offers in Excess of

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

\*\*\* - DROP YOUR BAGS AND MOVE RIGHT IN\*\*\* - Set down in a quiet residential road with no through traffic, you can find this three-bedroom semi detached home. Located in Bebington near to a range of convenient transport links and various local amenities, including the Oval Leisure Centre, Port

## Key features:

- Open-Plan Layout
- No Through-Traffic
- Low Maintenance Garden
- New roof.

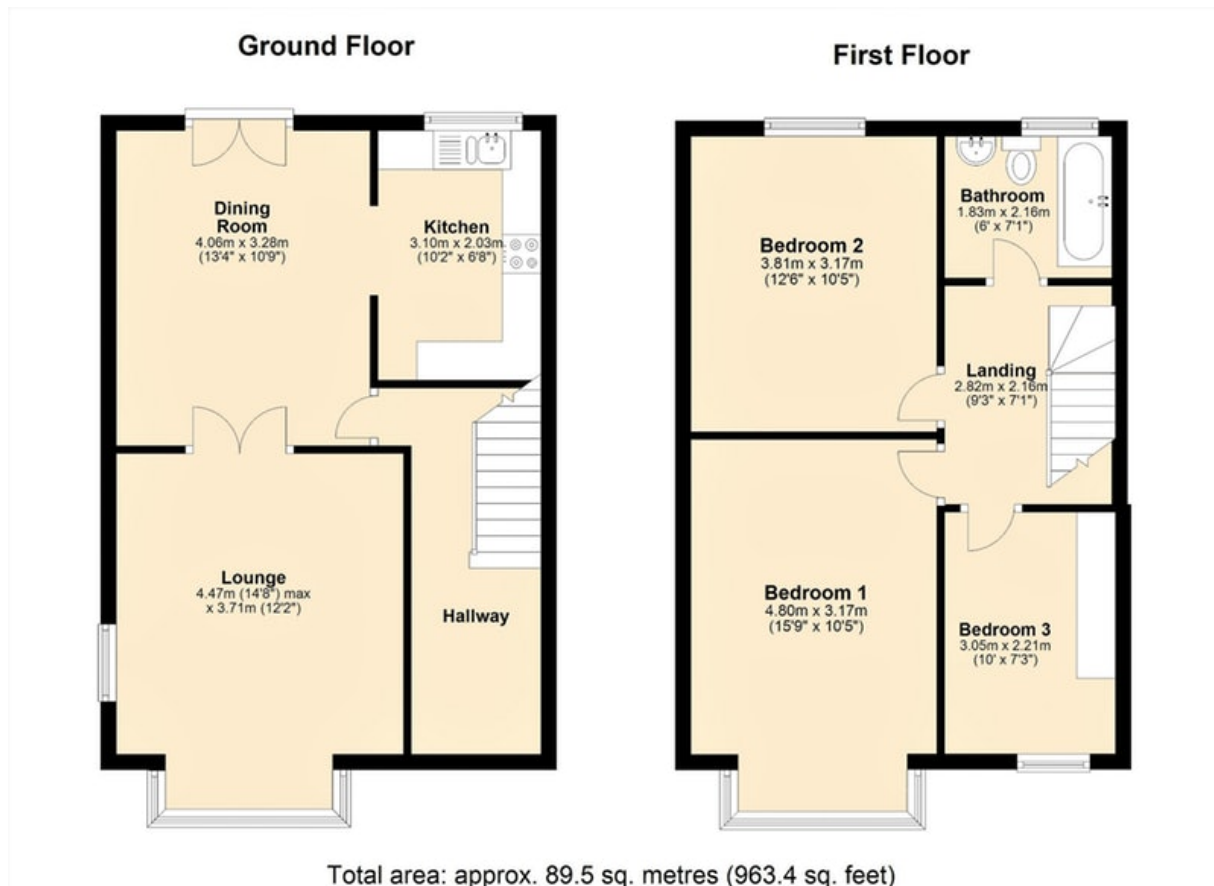
## Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band B (£1348.44 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



- Set down in a quiet residential road with no through traffic, you can find this three-bedroom semi detached home. Located in Bebington near to a range of convenient transport links and various local amenities, including the Oval Leisure Centre, Port Sunlight, shops and restaurants as well as a variety of well-regarded schools. Ideal for a new family, young professionals or first time buyers; make this house your home! Enter into the spacious and welcoming hallway complete with recessed spot lighting and stairs rising to the first floor. Through into the dining room comprising double opening French doors leading out to the rear garden. The dining room opens out into a fully equipped kitchen, with integrated appliances including oven and four-ring gas hob and fitted extractor hood above. Finally the dining room has double doors leading through into the lounge, comprising a stylish coal-effect gas fireplace and bay window which floods the room with natural light. To the first floor there are two spacious double bedrooms, a further single, and a fully tiled family bathroom. To the front of the property there is a low wall bordering the bay window ideal for planters/decoration. To the rear there is a low-maintenance garden, with a generous lawn area, patio ideal for outdoor furniture, as well as a generous raised decked area ideal for enjoying the sun, with a further storage shed. This property is new to the market and available to view, book your viewing online today.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

1, Briardale Road Bebington WIRRAL CH63 5JJ	Dwelling type: Date of assessment: Date of certificate: Reference number: Type of assessment: Total floor area:	End-terrace house 22 January 2010 22 January 2010 0977-2812-6491-9720-7445 RuSAP, existing dwelling 94 m <sup>2</sup>
--	--	--

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environment Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	276 kWh/m <sup>2</sup> per year	214 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.3 tonnes per year	3.4 tonnes per year
Lighting	£73 per year	£49 per year
Heating	£655 per year	£517 per year
Hot water	£113 per year	£106 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.

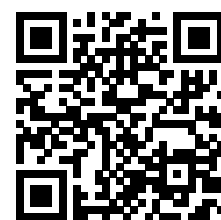
To see how this home can achieve its potential rating please see the recommended measures.

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 6

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code