



## Southwick Road, Birkenhead, CH42

**£80,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 2

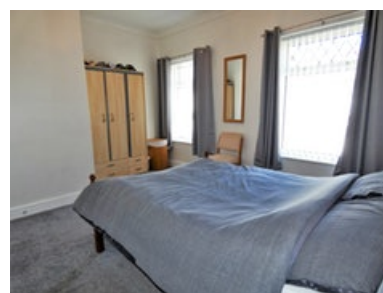
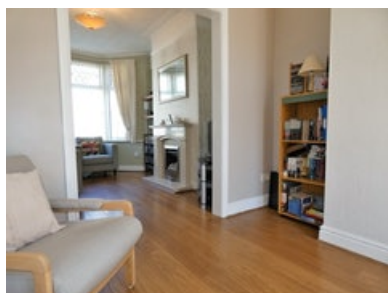
HouseSimple is pleased to present this two bedroom mid-terraced property located in Tranmere. Conveniently located between the parks and a lovely standard throughout, it is ready for you to pack your bags and move straight in! Immaculately presented, an internal inspection is highly recommended.

## Key features:

- Two Double Bedrooms
- Immaculately presented
- Open plan living accommodation
- Well Maintained Enclosed Rear Yard
- Close to a Range of Amenities and Shops
- Short Distance to Transport Links and Train Station
- Close to Local Schools
- Ideal for First Time Buyers

## Extra info:

- **Property Age:** 107 years
- **Council Tax:** Band A (£1215.49 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



HouseSimple is pleased to present this two bedroom mid-terraced property located in Tranmere. Conveniently located between the parks, the layout comprises of an entrance hall, a spacious open plan lounge/dining room with a patio door out to the rear enclosed court yard and a smart fitted kitchen with built in hob/oven. Upstairs, there are two good size double bedrooms and a bathroom with three piece suite in white, comprising low level wc, vanity wash hand basin and a bath with shower above. Ideal for first time buyers, an internal inspection is highly recommended.

Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**9, Southwick Road, BIRKENHEAD, CH42 5PA**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 2828-4062-6206-9113-5974
<b>Date of assessment:</b> 22 June 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 22 June 2017	<b>Total floor area:</b> 64 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>£ 2,058</b>
<b>Over 3 years you could save</b>	<b>£ 654</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 252 over 3 years	£ 135 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 654 over 3 years</p> </div>
<b>Heating</b>	£ 1,524 over 3 years	£ 1,083 over 3 years	
<b>Hot Water</b>	£ 282 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 2,058</b>	<b>£ 1,404</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

<p style="margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 100%; text-align: center;"> <div style="background-color: #4caf50; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #8bc34a; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #ffc107; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffc107; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ffc107; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #ffc107; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #e91e63; padding: 2px;">(1-20) <b>G</b></div> </div> <p style="margin: 0; font-size: 0.6em;">Not energy efficient - higher running costs</p> </div>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 50%; height: 100px;">Current</td> <td style="border: 1px solid black; width: 50%; height: 100px;">Potential</td> </tr> </table>	Current	Potential	<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>
Current	Potential			

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	£ 456
2 Low energy lighting for all fixed outlets	£35	£ 102
3 Solar water heating	£4,000 - £6,000	£ 99

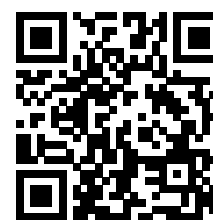
See page 3 for a full list of recommendations for this property.

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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