

Stonechat Close, Liverpool, L27

£124,995

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

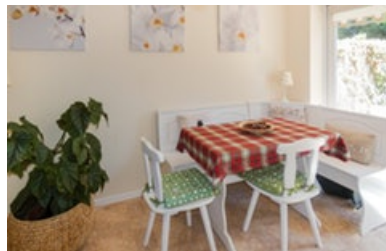
Housesimple are pleased to offer for sale this well presented three bedroom semi detached property In a quiet Cul De Sac .This property is ideally located close to Belle Vale Shopping Centre, supermarket and many schools and churches. Also having excellent links to major motorway networks. The accomm

Key features:

- Three bedrooms
- Through Lounge
- Modern Kitchen
- Family Bathroom
- Rear Garden
- off Road Parking

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band A (£1299.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Housesimple are pleased to offer for sale this well presented three bedroom semi detached property In a quiet Cul De Sac .This property is ideally located close to Belle Vale Shopping Centre, supermarket and many schools and churches. Also having excellent links to major motorway networks. The accommodation briefly comprises of hallway, lounge, dining room, kitchen To the first floor you will find three bedrooms, and family bathroom. Externally there are generous gardens to the front and rear of the property with off road parking for multiple vehicles to the front . Further benefiting from gas central heating and double glazed windows.

Viewings are highly recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

10, Stonechat Close, LIVERPOOL, L27 6WE

Dwelling type: Semi-detached house	Reference number: 8985-7524-2690-9580-4972
Date of assessment: 30 April 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2015	Total floor area: 73 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:	£ 3,408
Over 3 years you could save	£ 1,698

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 141 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 1,698 over 3 years</p> </div>
Heating	£ 2,313 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 810 over 3 years	£ 240 over 3 years	
Totals	£ 3,408	£ 1,710	

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>Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ffa500; color: black; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff4500; color: black; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #800000; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">49</td><td style="text-align: center; font-size: 1.5em;">85</td></tr> </table>	Current	Potential	49	85	<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>
(92 plus) A													
(81-91) B													
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Current	Potential												
49	85												

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	£ 144
2 Cavity wall insulation	£500 - £1,500	£ 660
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 144

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. 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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