



Romer Road, Liverpool, L6

£120,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

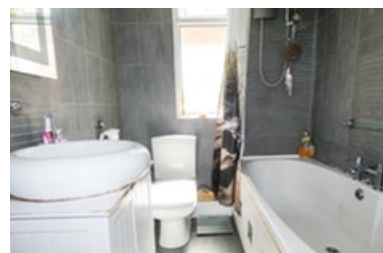
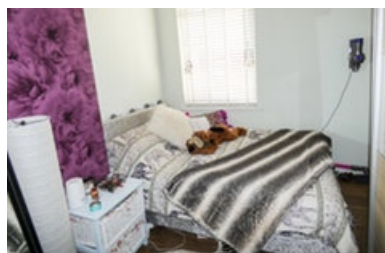
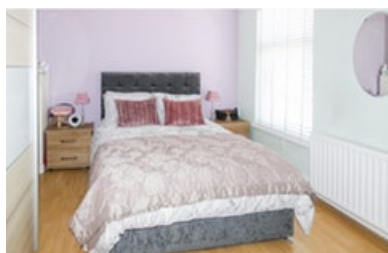
Housesimple are pleased to offer for sale this well presented three bedroom mid Terrace in the popular location of L6

Key features:

- Three bedrooms
- Modern
- Open Plan Lounge
- Modern Kitchen
- Family Bathroom
- Modern Court Yard

Extra info:

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



Housesimple are pleased to offer sale this three bedroom mid terrace property in the popular area of Kensington L6. Close to plenty of local shops, amenities, public transport and motorway links and within 10 minutes of Liverpool city centre, This is an ideal purchase for first time buyers and investors alike, The property has been re modernised by its current owners briefly comprises Open Plan Lounge with modern staircase, modern kitchen with integrated appliances three bedrooms, and a family bathroom. The property has the added benefit of gas central heating and double glazing throughout. Viewings are highly recommended to appreciate the property for sale.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

47, Romer Road, LIVERPOOL, L6 6DH

Dwelling type: Mid-terrace house	Reference number: 9738-2033-7275-6841-5990
Date of assessment: 17 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 17 May 2019	Total floor area: 87 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:	£ 2,193
Over 3 years you could save	£ 474

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 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 £ 474 over 3 years</p> </div>
Heating	£ 1,764 over 3 years	£ 1,377 over 3 years	
Hot Water	£ 243 over 3 years	£ 156 over 3 years	
Totals	£ 2,193	£ 1,719	

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="font-size: 0.7em;">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: #4caf50; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; 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;">88</td> <td style="text-align: center; font-size: 1.5em;">85</td> </tr> </table>	Current	Potential	88	85
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(21-38) F												
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Current	Potential											
88	85											

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.

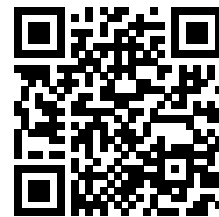
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 387
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 915

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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