



## Eastway, Wirral, CH49

**£210,000**

Offers in Region of

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

Great opportunity to purchase a family home in the popular area of Greasby, well situated for local amenities and local restaurants and supermarkets. Well presented internally with original features, modern kitchen, Victorian fireplaces, a spacious garden and loft room. Call 03339 874629 to book.

## Key features:

- Conservatory
- Off-Road Parking
- Loft Room
- Good Sized Garden
- Family Kitchen
- Character and Original Features
- Wooden Floors
- Gas central heating
- 2 reception rooms
- Double glazing

## Extra info:

- **Property Age:** 82 years
- **Council Tax:** Band C (£1620.64 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple is pleased to offer to the market this 3-bedroom semi-detached family property set in the ever-popular area of Greasby. The property is situated well within proximity to local amenities including shops and restaurants and supermarkets. The property is also well situated for bus routes and has easy access to the motorways. The house itself comprises of an entrance hallway, lounge, conservatory, dining room and kitchen to the ground floor with 3 bedrooms and a main family bathroom to the first floor. The loft has also been converted into a guest room with a double-glazed window, and ample storage, and has a pull-down ladder. Outside the property has gardens front and rear, and driveway leading to a garage.

#### Hallway:

There are stairs leading to the first floor. The hallway has solid wood flooring and access to under stairs storage cupboard.

#### Dining room: 13.3 X 11.3

Double glazed bay window to the front of the property. There is a beautiful cast iron surround with inset and hearth and an open fire grate. The room is complimented by laminate wood flooring and one radiator.

#### Lounge: 13.2 X 10.9

There are double doors leading to the conservatory, and an attractive wood fireplace surround with tiled inset and hearth with living flame gas fire, picture rail surround, TV point and one radiator.

#### Conservatory: 16.3 X 8.6

Doors to the rear, laminate wood effect flooring and one radiator.

#### Kitchen: 20.2 6.3

Double glazed window to the rear and side of the property. There are a range of wall and base units with complimentary work surfaces and splash back tiling. The kitchen incorporates a single sink inset with mixer tap, gas range with extractor fan over, washing machine point and dish washer point. The kitchen is enhanced by tiled flooring.

#### Main Bedroom: 13.8 X 11.0

Double glazed bay window to the front of the property, picture rail surround, laminate wood flooring and one radiator.

#### Bedroom 2: 12.0 X 11.3

Double glazed window to the rear, picture rail surround, laminate wood effect flooring, built in wardrobe and one radiator

#### Bedroom 3: 8.7 X 6.4

Double glazed window to the front of the property, picture rail surround, laminate wood effect flooring and one radiator.

#### Bathroom:

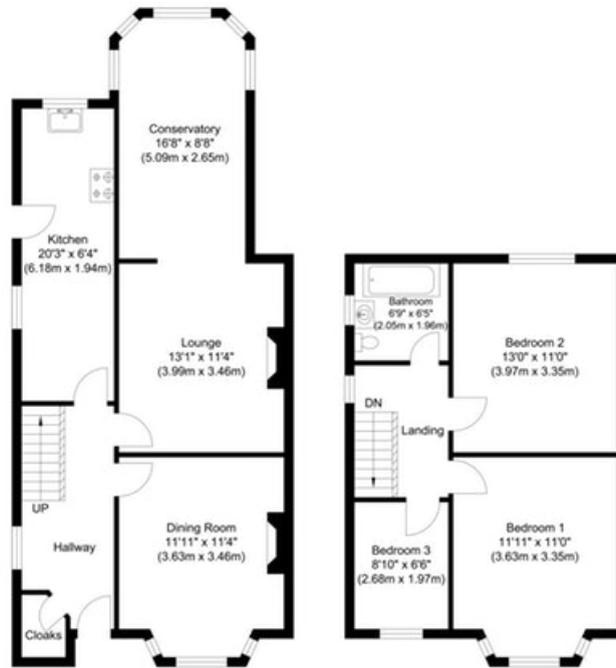
The bathroom comprises of a 3 piece suite which incorporates a roll edge bath, sink and WC. The bathroom is complimented by part tiled elevations.

Loft: This room has a double-glazed window to the rear of the property and is used currently as a guest bedroom. And has ample storage space, and has a pull-down ladder.

#### Outside:

To the front of the property is a garden area with driveway to the side leading to a detached garage. To the rear is an enclosed garden with fully working feature pond and patio. The garden is decorated with flowers, shrubs and fruit trees. Apple, Pear, Plum and Cherry.

Floor plan:



Ground Floor  
Approximate Floor Area  
692.22 sq. ft.  
(64.31 sq.m)

First Floor  
Approximate Floor Area  
469.09 sq. ft.  
(43.58 sq.m)

41 Eastway CH49 2NS

Illustration for identification purposes only, measurements are approximate, not to scale.

## Energy Performance Certificate:

Energy Performance Certificate

**41, Eastway, Greasby, WIRRAL, CH49 2NS**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 8209-2516-6229-9027-0913
<b>Date of assessment:</b> 29 January 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 29 January 2019	<b>Total floor area:</b> 106 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>£ 3,738</b>
<b>Over 3 years you could save</b>	<b>£ 912</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 321 over 3 years	£ 213 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white;">                     You could save £ 912 over 3 years                 </div>
<b>Heating</b>	£ 3,141 over 3 years	£ 2,427 over 3 years	
<b>Hot Water</b>	£ 276 over 3 years	£ 186 over 3 years	
<b>Totals</b>	<b>£ 3,738</b>	<b>£ 2,826</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**

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>
(39-54) <b>E</b>
(21-38) <b>F</b>
(1-20) <b>G</b>

Not energy efficient - higher running costs

Current	Potential
53	73

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	£ 600
2 Floor insulation (suspended floor)	£800 - £1,200	£ 126
3 Low energy lighting for all fixed outlets	£25	£ 96

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.

### MISREPRESENTATION ACT, 1967.

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