



Addison Close, Liverpool, L32

£215,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

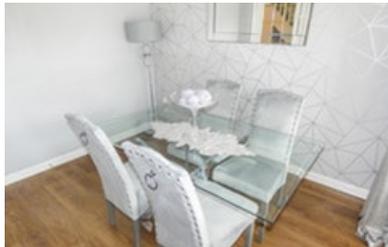
Housesimple are delighted to offer to the sales market immaculate and tastefully decorated FOUR bedroom detached house located in the popular Brookhaven Estate in Kirkby. The property is conveniently located close to local amenities including shops, schools, leisure complex and transport links

Key features:

- Four Bedrooms
- Detached
- Two Reception Rooms
- Modern Kitchen
- Downstairs W.C
- Conservatory
- Modern Bathroom
- En-Suite

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band D (£1823.23 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Housesimple are delighted to offer to the sales market this immaculate and tastefully decorated, end of cul-de-sac location with south facing rear garden, FOUR bedroom detached house. Located in the popular Brookhaven Estate in Kirkby. The property is conveniently located close to local amenities including shops, schools, leisure complex and transport links.

The accommodation briefly comprises: Entrance hall with recently fitted high security Roc Door, downstairs WC, lounge, dining room, newly fitted kitchen and conservatory.

To the first floor there are four bedrooms with en suite to master bedroom and a newly fitted family bathroom. Outside are front, side and rear gardens with a paved multi car driveway and garage. The property further benefits from Upvc double glazing and full gas central heating system.

CHAIN FREE

Must be seen to appreciate what this home has to offer internally & externally.

Entrance Hall - 15'7" (4.75m) Max x 6'2" (1.88m) Max

Entered via high security roc door. Laminate flooring. Radiator. Stairs to first floor. Solid wood door to integral garage. Two ceiling light points.

Down Stairs WC

Low level WC. Vanity washbasin. Part tiled walls. Tiled flooring. Towel rail. Ceiling light point.

Lounge - 15'4" (4.67m) x 15'4" (4.67m)

Upvc double glazed windows and french doors to rear garden. Laminate flooring. Radiator. Two ceiling light points. Television point.

Dining Room - 13'0" (3.96m) x 8'10" (2.69m)

Upvc double glazed window. Laminate flooring. Radiator. Ceiling light point.

Kitchen - 17'10" (5.44m) x 8'8" (2.64m)

Upvc double glazed french doors to conservatory. Upvc double glazed door to rear garden. Upvc double glazed window. Fitted base and wall units. Stainless steel sink with single bowl and drainer. Electric oven with Induction hob and over head extractor fan. Plumbed for automatic washing machine and dishwasher. Space for fridge freezer. Part tiled walls. Tiled flooring. Ceiling light points.

Conservatory

Upvc double glazed windows and doors to rear garden. Tiled flooring. Ceiling spotlights. Exterior lighting.

Landing

Access to loft space. Ceiling light point. Airing cupboard.

Bedroom One - 18'2" (5.54m) x 11'11" (3.63m)

Two Upvc double glazed windows. Built in double wardrobes. Radiator. Carpet flooring. Ceiling light point. Arch way to dressing area and en suite. Built in store cupboard.

En Suite - 7'2" (2.18m) Max x 5'8" (1.73m)

Upvc double glazed window. White suite comprising: Pedestal washbasin, low level WC, Walk in shower enclosure with over head shower. Radiator. Part tiled walls. Tiled flooring. Ceiling light point.

Bedroom Two - 13'2" (4.01m) x 8'0" (2.44m)

Upvc double glazed window. Carpet flooring. Radiator. Ceiling light point.

Bedroom Three - 9'9" (2.97m) x 9'0" (2.74m)

Upvc double glazed window. Carpet flooring. Radiator. Ceiling light point.

Bedroom Four - 9'11" (3.02m) x 7'0" (2.13m)

Upvc double glazed window. Carpet flooring. Radiator. Ceiling light point.

Bathroom - 7'4" (2.24m) x 5'6" (1.68m)

Upvc double glazed window. White suite comprising: Panelled bath with over head shower and glass screen, low level WC and vanity unit washbasin. Part tiled walls. Tiled flooring. Ceiling light point.

Outside

FRONT: Block paved multi car driveway. Lawned area with borders and shrubs. Apex spotlights.

REAR: Sunny South facing larger than average plot with front, side and rear gardens. Mature trees and shrubs, Patio area with Fire Pit, Timber fenced boundaries. Not directly overlooked.

GARAGE: Single garage with up and over door. Power and light.

Floor plan:



Ground Floor



First Floor

Energy Performance Certificate:

Energy Performance Certificate

7, Addison Close, LIVERPOOL, L32 9SJ

Dwelling type: Detached house	Reference number: 9978-2938-7282-0032-7904
Date of assessment: 13 December 2012	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 December 2012	Total floor area: 112 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:	£ 2,550
Over 3 years you could save	£ 594

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 180 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block; background-color: #4f81bd; color: white;"> You could save £ 594 over 3 years </div>
Heating	£ 1,863 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 432 over 3 years	£ 234 over 3 years	
Totals	£ 2,550	£ 1,956	

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) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 67	Potential 83	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.
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 102
2 Low energy lighting for all fixed outlets	£25	£ 63
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 330

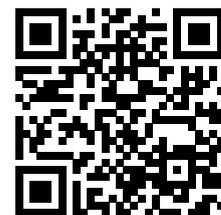
See page 3 for a full list of recommendations for this property.

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 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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