



Lowestoft Drive, Liverpool, L19

£210,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 4

Housesimple are pleased to offer for sale this well maintained four bedroom family home Located in the popular community of Cressington Heath. The property greets you with an attractive family Lounge featuring a neutral décor and quality wood style laminate flooring

Key features:

- Four Bedrooms
- Two Reception Rooms
- Family Bathroom
- En-Suite Shower
- Kitchen/Diner
- Rear Garden

Extra info:

- **Property Age:** 9 years
- **Council Tax:** Band D (£1949.87 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 990 years remaining
Ground Rent: £403.00 per-annum
Maintenance: £12.00 per-month



Housesimple are pleased to offer for sale this well maintained four bedroom family home Located in the popular community of Cressington Heath.

The property greets you with an attractive family Lounge featuring a neutral décor and quality wood style laminate flooring throughout, and providing the perfect setting for entertaining. From here you are guided through to a modern kitchen diner via a smart hallway, which features a range of contemporary style wall and base units, a variety of integrated appliances and plentiful work surface space. Furthermore, this enviable kitchen enjoys elegant flooring, French doors to the rear garden and ample room for a dining table and chairs ideal for family meal time. Completing this floor is a downstairs WC. To the first floor, there is a bright and spacious family living room featuring a tasteful décor and quality carpeting throughout, an attractive feature fireplace and a set of French doors leading to a private balcony.

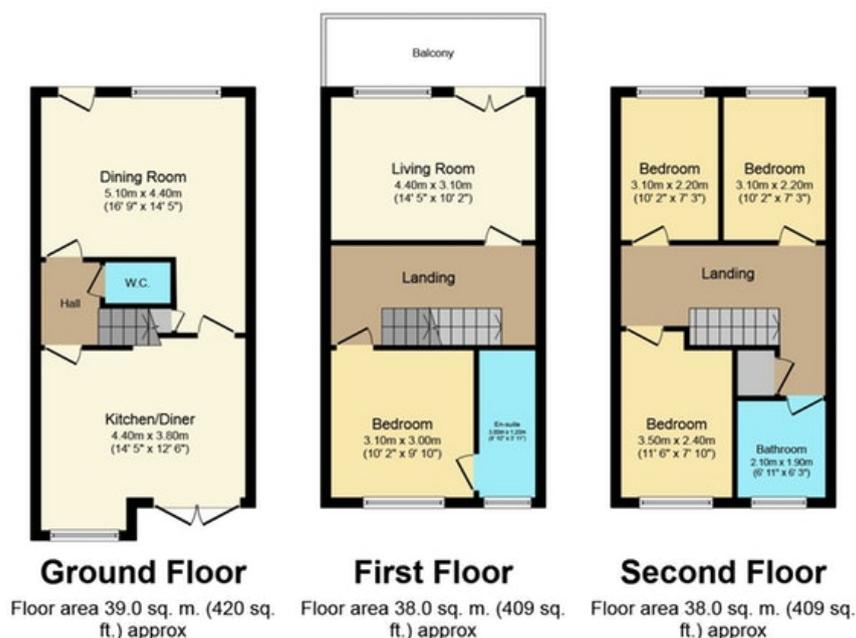
Additionally, there is a generously sized master bedroom with access to a private en suite shower room. At the pinnacle of the property, to the second floor, is a further three double bedrooms, each finished to a good standard and receiving plenty of natural light.

Providing the finishing touches to this immaculately presented home is a three piece family bathroom suite. Externally, there is a pretty hard landscaped frontage, whilst to the rear there is a manicured laid to lawn garden and a flagged patio area.

Additionally, there is access to off road parking and a secure single garage.

Contact HouseSimple on 0333 103 8390 today to arrange your viewing!

Floor plan:



Total floor area 110.5 sq. m. (1,190 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate

7, Lowestoft Drive,
LIVERPOOL,
L19 2HD

Dwelling type: Mid-terrace house
Date of assessment: 18 October 2010
Date of certificate: 18 October 2010
Reference number: 9285-3808-6203-9890-8401
Type of assessment: SAP, new dwelling
Total floor area: 107 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs A (91-100)		
B (81-90)		
C (69-80)	79	81
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions A (1-10)		
B (11-20)		
C (21-30)	77	78
D (31-40)		
E (41-50)		
F (51-60)		
G (61-70)		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	145 kWh/m ² per year	138 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.5 tonnes per year
Lighting	£100 per year	£61 per year
Heating	£343 per year	£350 per year
Hot water	£137 per year	£137 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

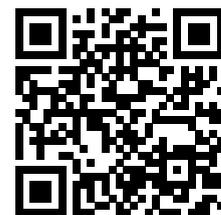
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

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MISREPRESENTATION ACT, 1967.

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