



Pinewood Avenue, Liverpool, L12

£95,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 2

Guide Price £95,000 - £105,000. Located near to Croxteth Hall & Country Park, with convenient links to the A580 and M57, you can find this well presented two bedroom end-terrace home. Just a short drive or journey via public transport into Liverpool's historic city centre

Key features:

- End-Terrace
- Off-Road Parking
- Two Double Bedrooms
- Private Rear Garden
- Quiet Residential Location

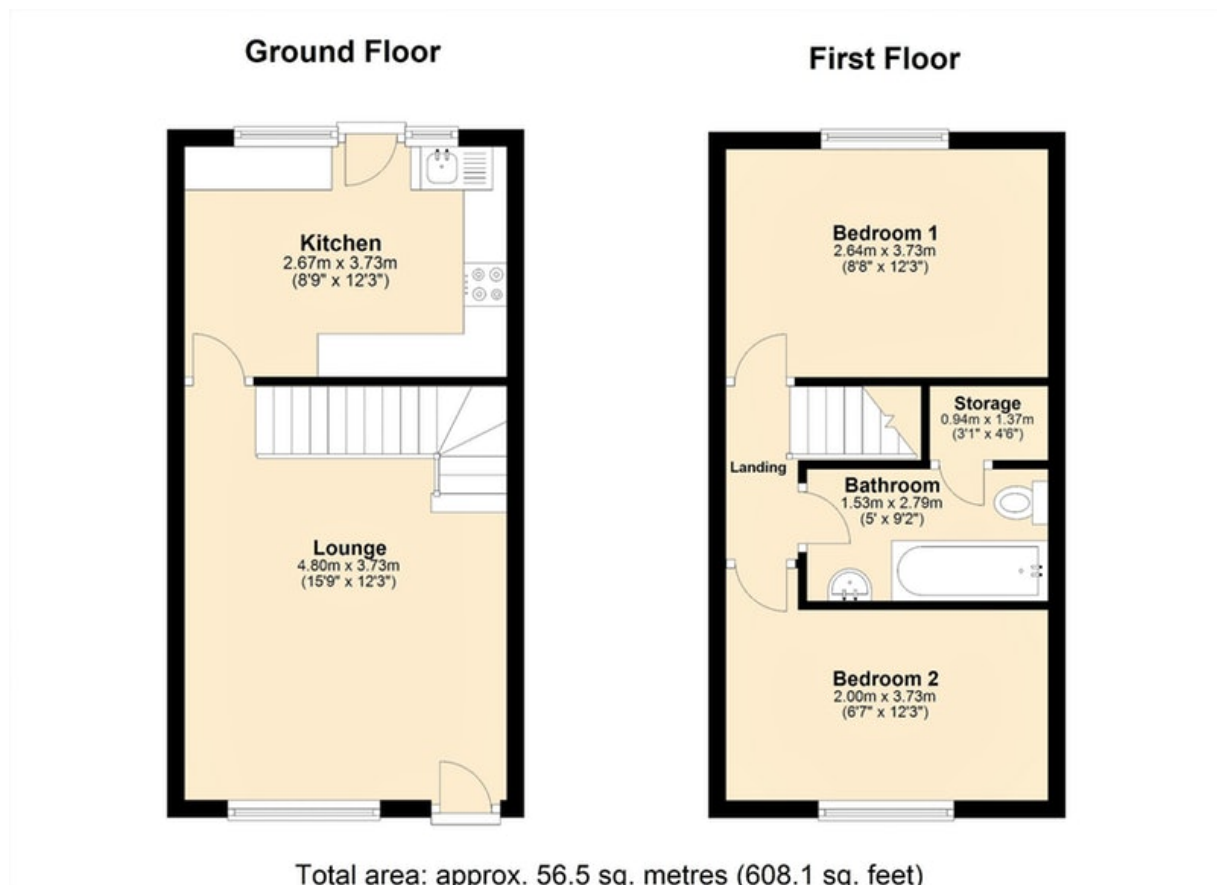
Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band B (£1517.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 974 years remaining
Ground Rent: £30.00 per-annum



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Located near to Croxteth Hall & Country Park, with convenient links to the A580 and M57, you can find this well presented two bedroom end-terrace home. Just a short drive or journey via public transport into Liverpool's historic city centre and its vast range of local amenities, making this the ideal residential location for a young family/first time buyer! We enter the property via composite exterior door, through into the lounge, with laminate flooring and stairs rising to the first floor landing, boasting a pebble-effect gas fireplace with wall-surround mantelpiece and hearth. To the rear is the kitchen with fully tiled flooring and a range of fitted kitchen units to include an integrated for ring hob and oven, with space and plumbing for other appliances. To the rear elevation there is an exterior door leading out to the private rear garden. To the first floor there are two generous double bedrooms, intelligently laid out for maximum space, and a three-piece family bathroom suite, in the fully-tiled bathroom which is blessed with a more than generous integrated storage cupboard. To the front of the property there is a paved driveway providing off-road parking, alongside a front garden consisting of a lawn area boasting a range of mature shrubs and trees. To the rear of the property is the private rear garden With an ample patio area ideal for outdoor furniture and storage shed, there is also a lawn area offering a private and peaceful setting that is waiting to be transformed. This property is ready to view and available now, perfect for young families, investors or a first time buyer! Don't miss out book your viewing online today.

Floor plan:

Energy Performance Certificate:

Energy Performance Certificate

41, Pinewood Avenue, West Derby, LIVERPOOL, L12 0JB

Dwelling type: end-terrace house	Reference number: 9908-2874-7797-9604-5975
Date of assessment: 04 November 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 November 2014	Total floor area: 58 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:	£ 1,848
Over 3 years you could save	£ 420

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 114 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white;"> You could save £ 420 over 3 years </div>
Heating	£ 1,332 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 306 over 3 years	£ 183 over 3 years	
Totals	£ 1,848	£ 1,428	

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white;">(81-91) B</td> <td style="background-color: #ffc107; color: white;">(69-80) C</td> <td style="background-color: #ffc107; color: white;">(55-68) D</td> <td style="background-color: #ffc107; color: white;">(39-54) E</td> <td style="background-color: #ffc107; color: white;">(21-38) F</td> <td style="background-color: #e91e63; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6"></td> <td style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small; margin-top: 5px;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="height: 100px; vertical-align: middle;">88</td> <td style="height: 100px; vertical-align: middle;">89</td> </tr> </table>	(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	Potential	88	89	<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	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G													
						Not energy efficient - higher running costs													
Current	Potential																		
88	89																		

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	£ 123
2 Low energy lighting for all fixed outlets	£25	£ 78
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 142

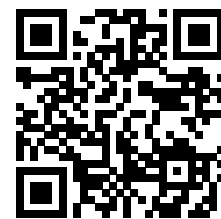
See page 3 for a full list of recommendations for this property.

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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