



## Buttermere Gardens, Crosby, L23

**£165,000**

Offers in Excess of

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

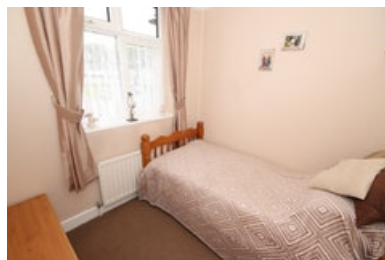
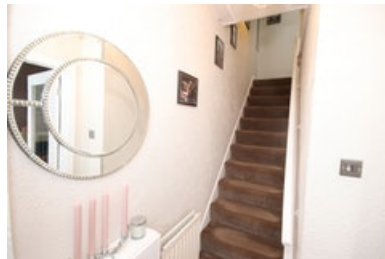
Guide Price £165,000 - £175,000 ..... SPACIOUS MID TERRACE PROPERTY ..... Housesimple are pleased to present to the market this spacious mid terrace property situated in the sought after area of Crosby. This lovely property would be ideal for a first time buyer or for a

## Key features:

- Mid terrace property
- 3 Bedrooms
- Loft room
- Wooden flooring
- fitted kitchen
- Gardens
- feature fireplace
- GCH
- Full UPVC

## Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band B (£1464.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



## **Guide Price £165,000 - £175,000**

..... SPACIOUS MID TERRACE PROPERTY .....

Housesimple are pleased to present to the market this spacious mid terrace property situated in the sought after area of Crosby. This lovely property would be ideal for a first time buyer or for a family having three bedrooms and a further loft room.

From the main entrance you enter a hallway with staircase to the first floor, door to the right takes you to the spacious lounge which has wooden flooring and feature fireplace, door through to the open plan kitchen/diner. The kitchen has been fitted with a range of wall and base units and has co-ordinating worktops, there is a separate dining area and external door leading to the rear garden.

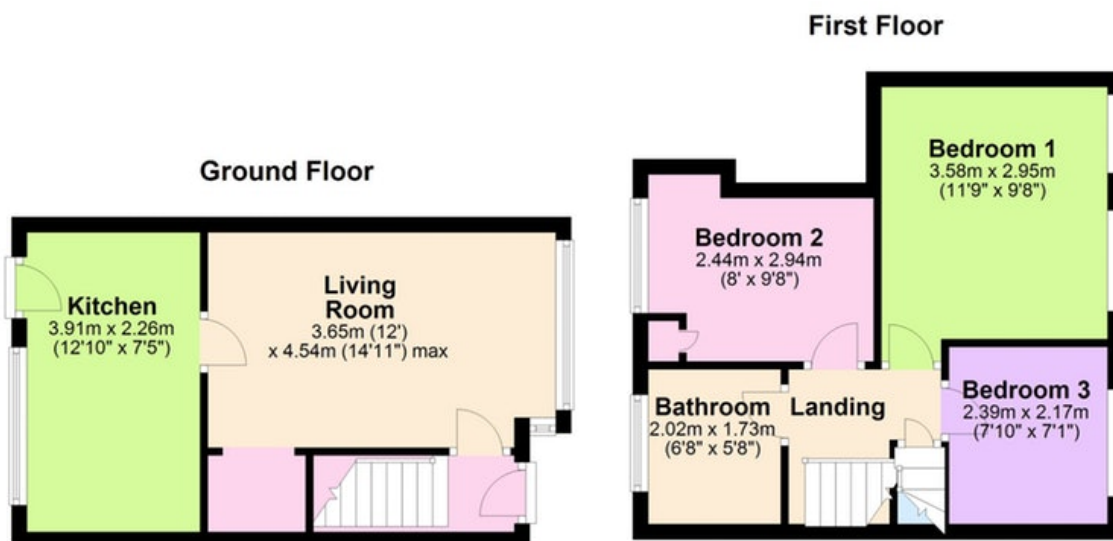
To the first floor there are two good size double bedrooms and a further single bedroom, A family bathroom has modern corner bath suite and tiling, from the landing is a staircase which takes you to the converted loft room.

To the front of the property is a garden and to the rear is a courtyard garden.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links. The train station is a ten minute walk away which gives direct access to Liverpool city centre and Southport.

This is a lovely property in a good area and we thoroughly recommend early viewing to fully appreciate all the property has to offer.

Floor plan:





## Energy Performance Certificate:

**Energy Performance Certificate**

**26, Buttermere Gardens, LIVERPOOL, L23 0SF**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0503-2841-7192-9107-1651
<b>Date of assessment:</b> 09 January 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 09 January 2013	<b>Total floor area:</b> 88 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>£ 3,465</b>
<b>Over 3 years you could save</b>	<b>£ 1,773</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 1,773 over 3 years                 </div>
Heating	£ 2,523 over 3 years	£ 1,329 over 3 years	
Hot Water	£ 648 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,465</b>	<b>£ 1,692</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**

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #4caf50; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #8bc34a; color: white;">(81-91) <b>B</b></td> <td style="background-color: #ffc107; color: white;">(69-80) <b>C</b></td> <td style="background-color: #ffc107; color: white;">(55-68) <b>D</b></td> <td style="background-color: #ffc107; color: white;">(39-54) <b>E</b></td> <td style="background-color: #ffc107; color: white;">(21-38) <b>F</b></td> <td style="background-color: #e91e63; color: white;">(1-20) <b>G</b></td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">48</td> <td style="font-size: 2em;">84</td> </tr> </table>	Current	Potential	48	84
(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>						
Current	Potential											
48	84											

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	£ 819
2 Floor Insulation	£800 - £1,200	£ 162
3 Increase hot water cylinder insulation	£15 - £30	£ 81

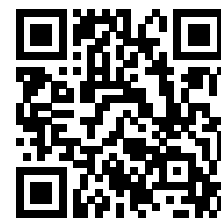
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. 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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