



Selby Grove, Liverpool, L36

£100,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

Housesimple are pleased to offer for sale this well Presented and extended two bedroom semi detached property in a quiet Cul De Sac in a popular part of L36. Within close proximity to a number of local ammenties including shops, sports centres and a variety of public transport and motorwa

Key features:

- Two Double Bedrooms
- Semi Detached
- Front and Rear Gardens
- side plot of land
- Extended Modern Kitchen
- Modern Lounge
- Modern Bathroom
- Cul De Sac Location

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band a (£1671.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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The accommodation briefly comprises an entrance hall, lounge and an extended modern kitchen dining area completes the ground floor lay out. To the first floor there are two bedrooms and a family bathroom. Externally there is off road parking and front and rear gardens. Also included in the purchase is a piece of land to the side of the property with potential to build a garage or annex Viewing is highly recommended.

Reception Room - 4.29m x 5.51m (14'01 x 18'01) - Double glazed window to the front and side aspects. Television point. Door leading to the dining kitchen. Stairs leading to the first floor. GCH radiator.

Kitchen / Diner - 5.18m x 3.76m (17'00 x 12'04) - Double glazed windows to the rear aspect. Two velux windows to the rear aspect. A modern fitted kitchen comprising a range of base and wall units with matching work surfaces over. Part tiled walls. Tiled floor. Television point. Breakfast bar. Door leading to the rear garden. GCH radiator.

Landing - 1.96m x 2.41m (6'05 x 7'11) - Doors leading to all bedrooms and the bathroom. GCH radiator.

Bedroom One - 3.78m x 3.84m (12'05 x 12'07) - Double glazed window to the rear aspect. GCH radiator.

Bedroom Two - 3.20m x 3.84m (10'06 x 12'07) - Double glazed window to the front aspect. GCH radiator.

Bathroom - 2.31m x 2.62m (7'07 x 8'07) - Double glazed window to the side aspect. A three piece bathroom suite comprising a panelled bath with built in shower over, low level wc and pedestal wash hand basin. Part tiled walls. GCH radiator.

Front Garden - Paved driveway with access for off road parking. Plot of land to the side of the property.

Rear Garden - Paved patio area. Lawn area with flower and shrub borders.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



14, Selby Grove, LIVERPOOL, L36 1YG

Dwelling type: Semi-detached house	Reference number: 0753-2872-6876-9491-8161
Date of assessment: 12 March 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 March 2019	Total floor area: 57 m ²

Use this document to:

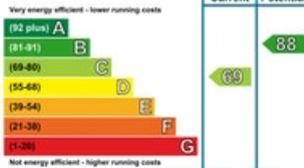
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,635
Over 3 years you could save	£ 318

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 132 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 318 over 3 years</p> </div>
Heating	£ 1,245 over 3 years	£ 1,050 over 3 years	
Hot Water	£ 213 over 3 years	£ 135 over 3 years	
Totals	£ 1,635	£ 1,317	

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><small>Very energy efficient - lower running costs</small></p>  <p style="text-align: center;"><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">69</td> <td style="text-align: center;">88</td> </tr> </table>	Current	Potential	69	88	<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>
Current	Potential					
69	88					

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 138
2 Low energy lighting for all fixed outlets	£15	£ 39
3 Heating controls (room thermostat)	£350 - £450	£ 60

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 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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