

## Twigden Close, Liverpool, L10

**£190,000**

Offers in Region of

**Tenure:** Leasehold, **Bedrooms:** 3

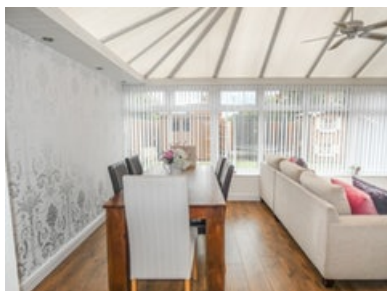
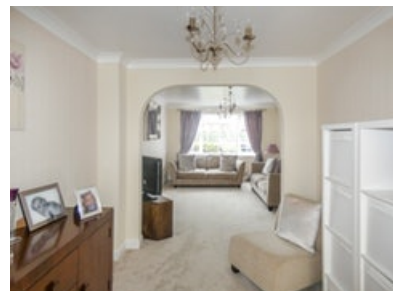
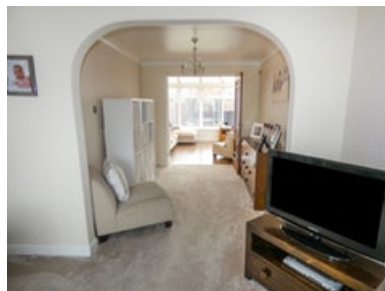
Housesimple are pleased to offer for sale this well presented three bedroom detached family home. situated on this very popular estate off Sherwoods Lane. The well presented accommodation briefly comprises; entrance hall, downstairs W.C lounge, dining room/ Entertaining area, and mode

## Key features:

- Well presented
- Three Bedrooms
- Through Lounge
- Dining/Entertaining Area
- Modern Kitchen
- Downstairs W.C
- En-Suite
- Modern Family Bathroom
- Well proportioned Rear Garden
- Off Road a Parking

## Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band b (£1650.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 999 years remaining



Housesimple are pleased to offer for sale this well presented three bedroom detached family home. situated on this very popular estate off Sherwoods Lane. The well presented accommodation briefly comprises; entrance hall, downstairs W.C lounge, dining room/ Entertaining area, and modern kitchen To the first floor there are three bedrooms the master have en-Suite facilities and a modern family bathroom. Outside there is a good sized rear garden and open plane front garden with off road parking, The property also benefits from uPVC double glazing and gas central heating. A fantastic opportunity to purchase a lovely family home in a great location. Must be viewed.

**Entrance Hall** - UPVC front door, radiator, stairs to first floor

**Lounge** - UPVC double glazed bay window to front aspect, gas fire in feature surround, radiator, open to dining room/Entertaining area

**Dining Room/Entertaining area** -Laminate flooring, radiator, patio doors to rear garden

**Kitchen/Breakfast Room** - Modern fitted kitchen featuring a range of wall and base cupboards with complementary worktops, integrated washing machine and dishwasher, tiled splash backs, radiator, uPVC ceiling with inset spotlights, uPVC double glazed window to rear aspect, door to garden

**Downstairs W.C.** - Modern white suite comprising; low level w.c., wash hand basin, part tiled walls, tiled flooring, radiator, uPVC double glazed window to front aspect

**First Floor** -

**Landing** - UPVC double glazed window to side aspect, access to loft space, airing cupboard

**Bedroom 1** - UPVC double glazed window to front aspect, radiator, fitted wardrobes

**Bedroom 2** - - UPVC double glazed window to rear aspect, radiator,

**Bedroom 3** - UPVC double glazed window to rear aspect, radiator, fitted wardrobes

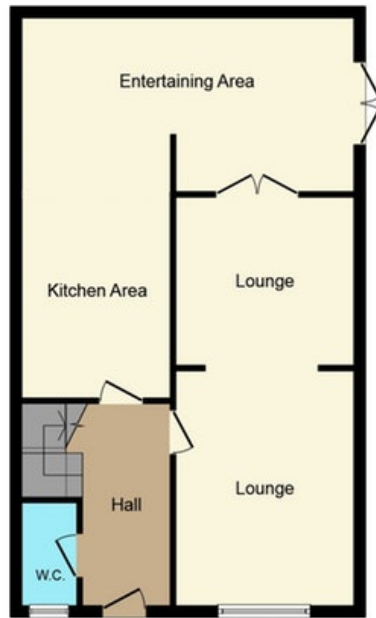
**Bathroom** -- Modern white suite comprising; low level w.c., wash hand basin, panelled bath, tiled walls, tiled flooring, radiator, two uPVC double glazed windows to side aspect

**Outside** -

**Rear Garden** - Good sized enclosed rear garden, lawn, feature stone patio, shrub and flower beds, , gated access to front of house

**Front Garden** - Open plan, part gravelled borders with shrubs, driveway with ample off road parking

**Floor plan:**



**Ground Floor**



**First Floor**

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**

**25, Twigden Close, LIVERPOOL, L10 1NG**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0965-2858-7836-9401-8705
<b>Date of assessment:</b> 08 July 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 08 July 2019	<b>Total floor area:</b> 117 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>£ 2,700</b>
<b>Over 3 years you could save</b>	<b>£ 231</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 231 over 3 years                 </div>
Heating	£ 2,151 over 3 years	£ 2,016 over 3 years	
Hot Water	£ 315 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,700</b>	<b>£ 2,469</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;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">73</td> </tr> </table>	Current	Potential	68	73	<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>
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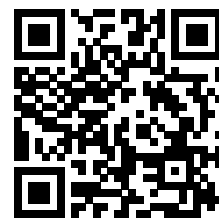
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 135
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 951

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.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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