



Ellwood Close, Liverpool, L24

£220,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

Housesimple are pleased to offer for sale this well presented three bedroom semi detached family home in the beautiful location of Hale village L24. With scenic views over beautiful farmland, the Mersey estuary and beyond, set in the corner of a quiet Cul De Sac this really is a property not to be missed.

Key features:

- Stunning views
- Quiet Cul De Sac
- Three Bedrooms
- Lounge/Diner
- Family Bathroom
- private Garden
- Off Road Parking
- Garage

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band b (£1670.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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Entrance Porch

With UPVC door and window and laminate flooring.

Lounge / Diner / Family Room a

A light family/dining room with rear and front aspect double glazed windows, laminate flooring, two wall mounted radiators and stairs leading to the first floor.

Kitchen

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A modern fitted kitchen with a range of wall and base units. roll edged work top with inset sink and drainer, tiled splash backs, space for cooker with extractor over, space and plumbing for washing machine and dishwasher. Rear aspect double glazed window and back door.

First Floor Landing

With loft access

Bedroom

Wall mounted radiator, rear aspect double glazed window and laminate flooring.

Bedroom

Front aspect double glazed window, wall mounted radiator and laminate flooring.

Bedroom

Rear aspect double glazed windows with stunning views, wall mounted radiator and wardrobe space.

Bathroom

Front aspect obscure double glazed window, Three piece bathroom suite in white comprising of panelled bath with electric shower over, low level WC, and pedestal wash hand basin. Wall mounted radiator tiled walls, tiled floor and large storage cupboard.

Externally

Garage

Attached garage with up and over door, power and light.

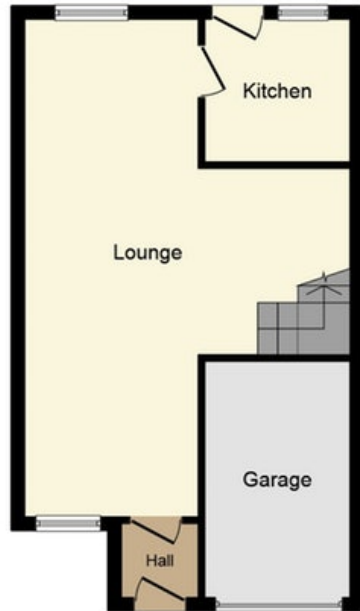
Drive

Flagged driveway leading to the garage.

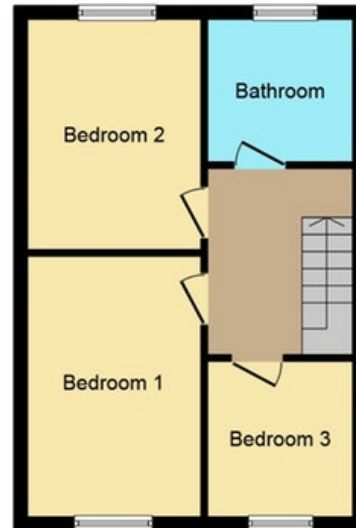
Rear Garden

patio leading to a lawned area with garden path and wooden boundary fence beautiful scenic views

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

9, Ellwood Close, Hale Village, LIVERPOOL, L24 4BX

Dwelling type: Semi-detached house **Reference number:** 8094-7427-2900-1077-7906
Date of assessment: 03 March 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 04 March 2014 **Total floor area:** 76 m²

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:	£ 2,145
Over 3 years you could save	£ 384

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 384 over 3 years </div>
Heating	£ 1,617 over 3 years	£ 1,419 over 3 years	
Hot Water	£ 282 over 3 years	£ 201 over 3 years	
Totals	£ 2,145	£ 1,761	

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: small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="background-color: #4caf50; color: white; padding: 2px;">(92 plus) A</p> <p style="background-color: #8bc34a; color: white; padding: 2px;">(81-91) B</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(69-80) C</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(55-68) D</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(39-54) E</p> <p style="background-color: #ffc107; color: white; padding: 2px;">(21-38) F</p> <p style="background-color: #e91e63; color: white; padding: 2px;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <p>Current</p> <p style="font-size: 2em; color: #ffc107;">67</p> </div> <div style="width: 50%; text-align: center;"> <p>Potential</p> <p style="font-size: 2em; color: #4caf50;">84</p> </div> </div>	<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 Increase loft insulation to 270 mm	£100 - £350	£ 66
2 Floor Insulation	£800 - £1,200	£ 150
3 Low energy lighting for all fixed outlets	£30	£ 87

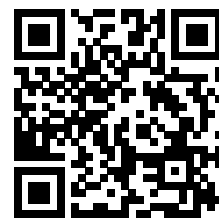
See page 3 for a full list of recommendations for this property.

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.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

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