



Harkbridge Drive, Liverpool, L7

£130,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

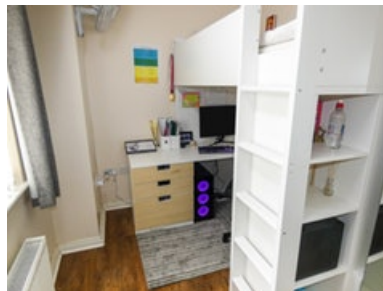
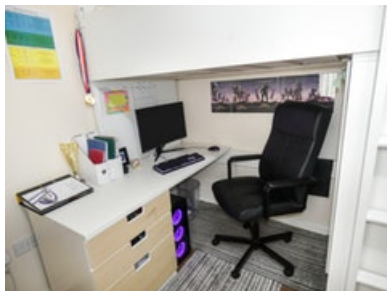
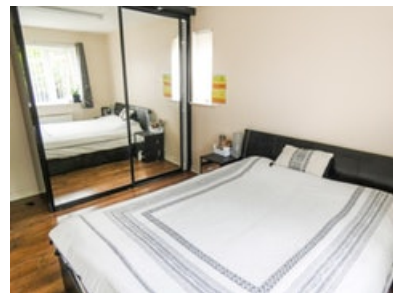
Housesimple are pleased to offer for sale this well presented two bedroom bungalow located within the residential area of Edge Hill, L7. Upon entering the property, you are greeted by a bright entrance hallway which guides you into a spacious open plan lounge, diner and kitchen.

Key features:

- Two Bedrooms
- Bungalow
- Modern Bathroom
- Kitchen/Diner
- Fitted Wardrobes
- Large Rear Garden

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band Band a (£1167.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



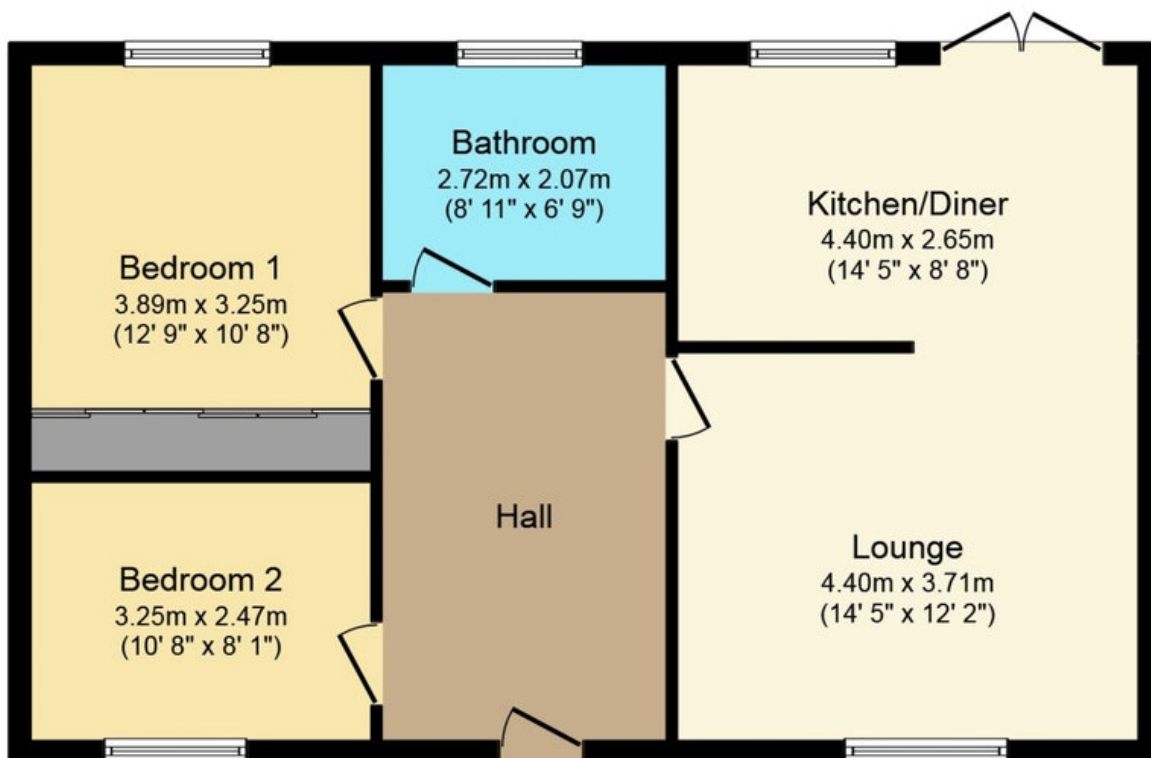
Housesimple are pleased to offer for sale this well presented two bedroom bungalow located within the residential area of Edge Hill, L7. Upon entering the property, you are greeted by a bright entrance hallway which guides you into a spacious open plan lounge, diner and kitchen.

This generously sized space is finished in a neutral décor and offers a clearly defined seating and dining area, providing an ideal setting for entertaining guests and family mealtimes. The kitchen area enjoys a contemporary design and features a range of modern wall and base units with complementing work tops, an integrated gas hob and electric oven and plentiful work surface space. T

he sleeping quarters consist of two generously sized double bedrooms, each finished to a very good standard and receiving plenty of natural light. Completing the interior of the property is a contemporary style three piece family bathroom suite. Externally, there are neatly manicured laid to lawn gardens to the front, side and rear aspect ? that also benefits from a paved patio area, perfect for outdoor entertaining in the warmer, summer months.

Viewings are highly recommended, please contact us today.

Floor plan:



Floor Plan

Energy Performance Certificate:

Energy Performance Certificate

1, Harkbridge Drive, LIVERPOOL, L7 6LR

Dwelling type: Semi-detached bungalow	Reference number: 0948-2880-6365-9291-1651
Date of assessment: 10 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 June 2019	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:	£ 1,389
Over 3 years you could save	£ 87

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 87 over 3 years </div>
Heating	£ 990 over 3 years	£ 990 over 3 years	
Hot Water	£ 255 over 3 years	£ 168 over 3 years	
Totals	£ 1,389	£ 1,302	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; flex-direction: column; align-items: center;"> <div style="background-color: #4caf50; color: white; padding: 2px 5px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #8bc34a; color: white; padding: 2px 5px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #ffc107; color: white; padding: 2px 5px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #ffc107; color: white; padding: 2px 5px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #ffc107; color: white; padding: 2px 5px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #ffc107; color: white; padding: 2px 5px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #e91e63; color: white; padding: 2px 5px;">(1-20) G</div> </div> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="font-size: 1.5em; color: #0070c0;">74</td> <td style="font-size: 1.5em; color: #0070c0;">88</td> </tr> </table>	Current	Potential	74	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					
74	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 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 915

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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