



Turriff Road, Liverpool, L14

£95,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

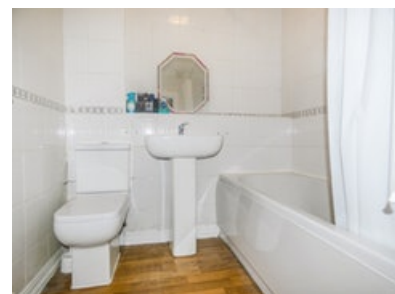
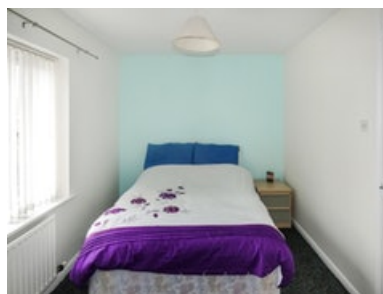
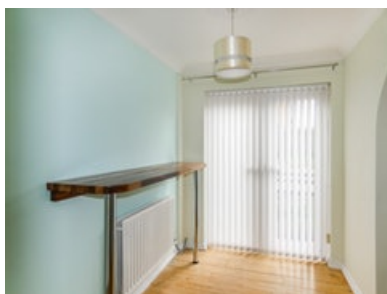
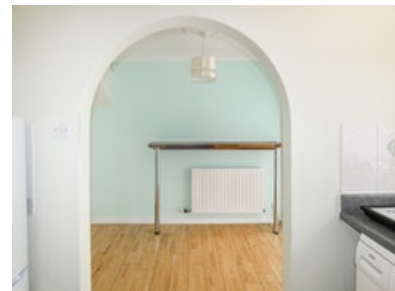
HouseSimple is pleased to present this property in Liverpool.

Key features:

- Cul-De-Sac Location
- Overlooking Field
- Two Double Bedrooms
- Modern Lounge
- Kitchen/Dining area
- Family Bathroom
- South facing rear garden
- security Alarm
- Off road Parking
- No chain

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band A (£1299.91 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking

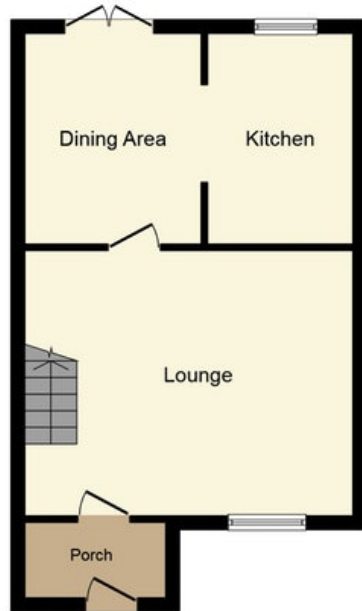


GUIDE PRICE £95,000 - £100,000

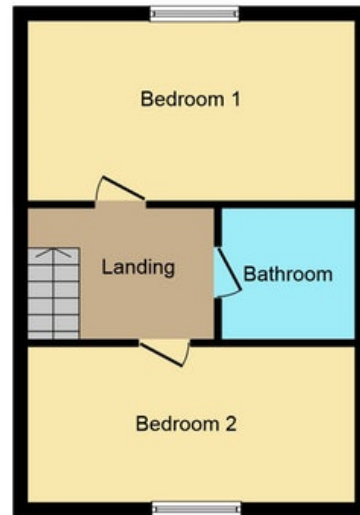
Fantastically presented two bed bedroom terrace in this popular residential estate in L14 within easy access to Liverpool city centre a variety of public transport and motorway links and plenty of shops and local amenities on the doorstep this is the perfect purchase for both first time buyers and investors alike. Overlooking green space in the top of a Cul De Sac this property provides space, versatility and privacy. Briefly comprising of modern lounge, kitchen/dining area, modern bathroom and two double bedrooms.

Viewings are highly recommended

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

89, Turriff Road, LIVERPOOL, L14 2HB

Dwelling type: Mid-terrace house	Reference number: 8277-6629-6379-8436-7926
Date of assessment: 26 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 26 November 2013	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:	£ 1,509
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white;"> You could save £ 339 over 3 years </div>
Heating	£ 972 over 3 years	£ 846 over 3 years	
Hot Water	£ 399 over 3 years	£ 186 over 3 years	
Totals	£ 1,509	£ 1,170	

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: x-small;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #27ae60; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f1c40f; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e67e22; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">72</td></tr> </table>	Current	72	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">92</td></tr> </table>	Potential	92	<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>
(92 plus) A														
(81-91) B														
(69-80) C														
(55-68) D														
(39-54) E														
(21-38) F														
(1-20) G														
Current														
72														
Potential														
92														

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 246
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 672

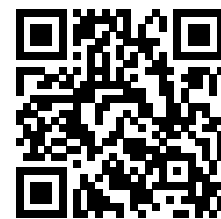
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code