



## Belmont Grove, Liverpool, L6

**£200,000**

Guide Price

**Tenure:** Leasehold, **Bedrooms:** 4

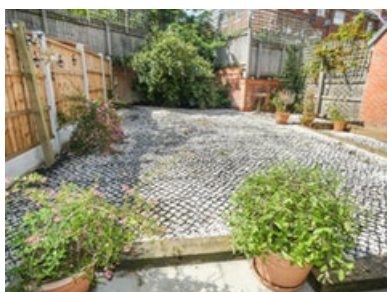
Housesimple are pleased to offer for sale this well presented modern detached family home which has been Well maintain by the current owners to a very high standard, with accommodation briefly comprising: ground floor entrance hall, modern dining kitchen, ground floor w,c,

## Key features:

- Four Bedrooms
- Detached
- Lounge
- Kitchen/Diner
- Sitting Room
- Downstairs W.C
- Family Bathroom
- En-Suite Shower Room
- Rear Garden
- Garage
- Walking distance to local amenities
- Close to city centre
- Universities nearby

## Extra info:

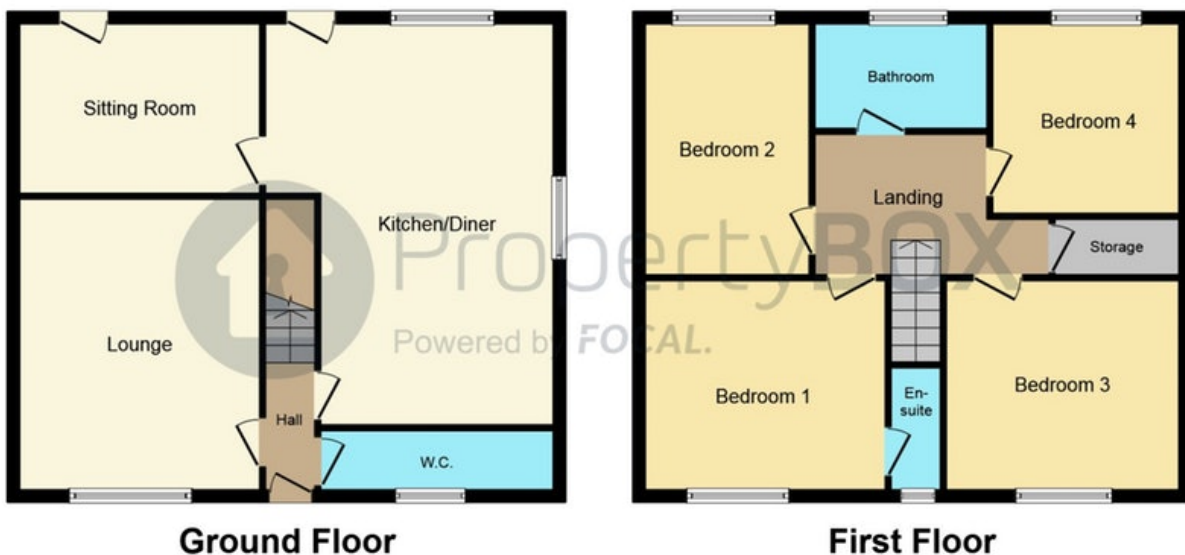
- **Property Age:** 10 years
- **Council Tax:** Band Band A (£1260.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage
- **Lease info:** 140 years remaining  
**Ground Rent:** £150.00 per-annum  
**Maintenance:** £140.00 per-year



\*\*\*Guide Price £200,000 - £210,000\*\*\*

Housesimple are pleased to offer for sale this well presented modern detached family home which has been well maintained by the current owners to a very high standard, with accommodation briefly comprising: ground floor entrance hall, modern dining kitchen, ground floor w.c, lounge and sitting room. To the first floor, there are four bedrooms the master benefiting from an en-suite shower room and a modern family bathroom. The property has double glazed windows throughout and has gas central heating. Outside there are rear gardens to the front and back, off road parking and garage. Viewings are highly recommended to appreciate the completely modern property being offered for sale.

## Floor plan:





## Energy Performance Certificate:

Energy Performance Certificate

9 Belmont Grove  
 Anfield  
 LIVERPOOL  
 L6 4EU

Dwelling type: Detached house  
 Date of assessment: 16 March 2009  
 Date of certificate: 23 March 2009  
 Reference number: 8491-6227-5820-2936-7096  
 Total floor area: 101 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

More energy efficient - lower running costs	Current	Potential
(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>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	133 kWh/m <sup>2</sup> per year	127 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.2 tonnes per year	2.1 tonnes per year
Lighting	£76 per year	£46 per year
Heating	£251 per year	£255 per year
Hot water	£92 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

### MISREPRESENTATION ACT, 1967.

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