



Granborne Chase, Liverpool, L32

£220,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

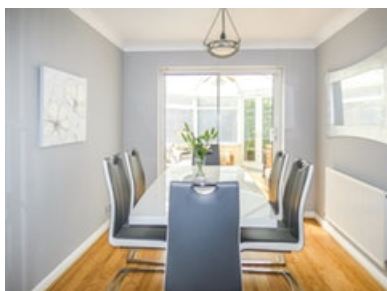
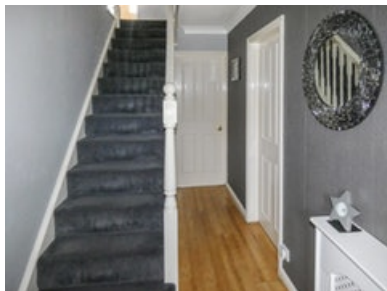
HouseSimple is pleased to present this property in Liverpool.

Key features:

- Four Bedrooms
- Detached
- Lounge
- Dining Room
- Games Room
- Conservatory
- Downstairs W.C
- Family Bathroom
- En-Suite
- Rear Garden

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band Band b (£1460.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



GUIDE PRICE £220,000 - £230,000

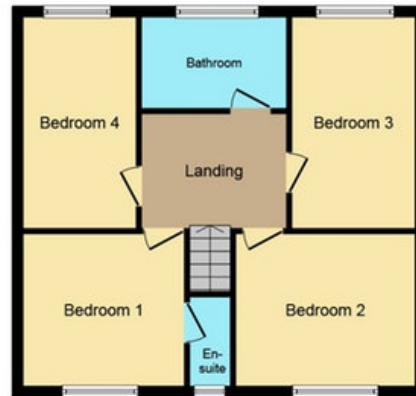
NO CHAIN

This immaculately presented detached property is near to the train station in a quiet cul de sac. Benefits from 4 double bedrooms, one en-suite, all fitted wardrobes. Spacious downstairs and a rear sunny south facing garden.

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



27, Granborne Chase, LIVERPOOL, L32 2DN

Dwelling type: Detached house	Reference number: 0762-2859-7764-9121-9925
Date of assessment: 21 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 June 2019	Total floor area: 125 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:	£ 3,102
Over 3 years you could save	£ 984

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 984 over 3 years</p> </div>
Heating	£ 2,283 over 3 years	£ 1,641 over 3 years	
Hot Water	£ 567 over 3 years	£ 225 over 3 years	
Totals	£ 3,102	£ 2,118	

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><small>Very energy efficient - lower running costs</small></p>  <p><small>Not energy efficient - higher running costs</small></p>	<table border="1" style="border-collapse: collapse;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="text-align: center;">68</td> <td style="text-align: center;">84</td> </tr> </table>	Current	Potential	68	84	<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					
68	84					

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	£ 117
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 120
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 627

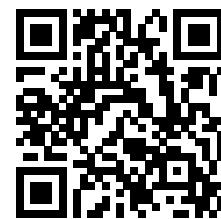
See page 3 for a full list of recommendations for this property.

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.

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MISREPRESENTATION ACT, 1967.

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