



Lynton Road, Liverpool, L36

£95,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

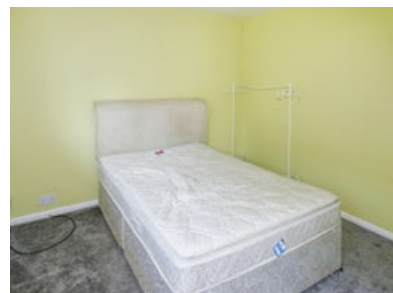
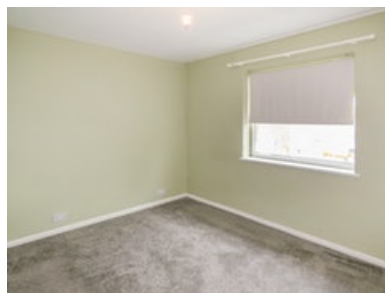
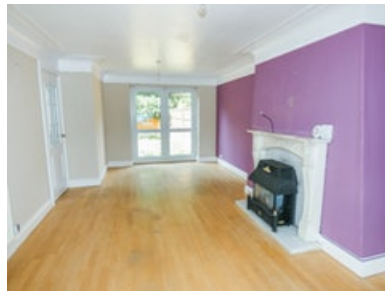
Houseimple are delighted to offer for sale this well maintained three bedroom family property in the popular residential location of huyton L36 within easy acces to a wide variety of shops, public transport and motorway links this is a perfect purchase for both first time buyers and investors alike&

Key features:

- Three Bedrooms
- Through Lounge
- Modern Kitchen
- Modern Bathroom
- Recently Modernised
- Rear Garden
- MOTIVATED VENDOR
- INTERNAL VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

Extra info:

- **Property Age:** 1 years
- **Council Tax:** Band Band a (£1260.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



A fantastic 3 double bedroom family property in the popular residential location of huyton L36 within easy acces to a wide variety of shops, public transport and motorway links this is a perfect purchase for both first time buyers and investors alike

The Accommodation comprises of Entrance Hall, Through Lounge, and a large Dining Kitchen. To the first floor there are three well proportioned bedrooms and a modern shower room. Externally the property has well maintained gardens which are not overlooke to the rear.

Entrance Hall

Stairs to first floor, Wood effect laminate flooring, door to Lounge.

Through Lounge 6.30m (20' 8") x 3.43m (11' 3")

A spacious through lounge with central heating radiator, wood effect laminate flooring, feature fire surround with living flame gas fire, door to rear garden.

Kitchen 6.35m (20' 10") x 3.50m (11' 6")

A large new fitted kitchen comprising of a range of base & wall units with contrasting work surfaces, ceramic tiled floor, dining area, door to front and rear garden.

Bedroom 1 3.40m (11' 2") x 3.25m (10' 8")

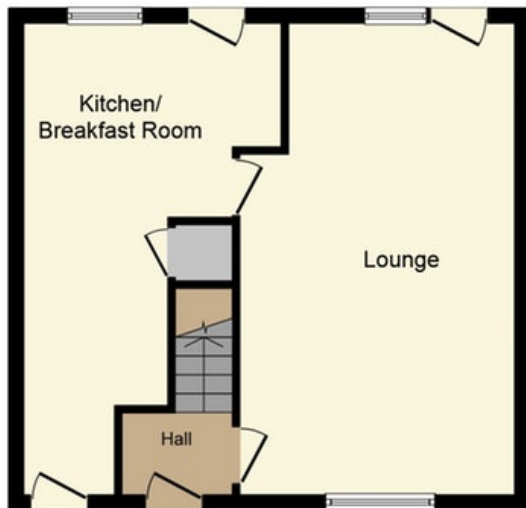
Bedroom 2 4.05m (13' 3") x 2.95m (9' 8")

Bedroom 3 3.40m (11' 2") x 1.98m (6' 6")

Bathroom 2.20m (7' 3") x 1.82m (6' 0")

new modern Wet room with low level w.c, pedestal wash basin and walk in shower area

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

41, Lynton Road, LIVERPOOL, L36 6HE

Dwelling type: Mid-terrace house	Reference number: 8408-0191-0229-1077-0863
Date of assessment: 31 August 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 August 2016	Total floor area: 82 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:	£ 1,998
Over 3 years you could save	£ 225

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> <p style="color: green; font-weight: bold;">You could save £ 225 over 3 years</p> </div>
Heating	£ 1,458 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 1,998	£ 1,773	

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="margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 100%;"> <div style="background-color: #5499c7; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) A</div> <div style="background-color: #4f81bd; color: white; padding: 2px; margin-bottom: 2px;">(81-91) B</div> <div style="background-color: #4169e1; color: white; padding: 2px; margin-bottom: 2px;">(69-80) C</div> <div style="background-color: #335599; color: white; padding: 2px; margin-bottom: 2px;">(55-68) D</div> <div style="background-color: #214d76; color: white; padding: 2px; margin-bottom: 2px;">(39-54) E</div> <div style="background-color: #113d66; color: white; padding: 2px; margin-bottom: 2px;">(21-38) F</div> <div style="background-color: #002d5c; color: white; padding: 2px;">(1-20) G</div> </div> <p style="margin: 0; font-size: 0.6em;">Not energy efficient - higher running costs</p> </div>	<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: green;">72</td> <td style="font-size: 1.5em; color: green;">85</td> </tr> </table>	Current	Potential	72	85	<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					
72	85					

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

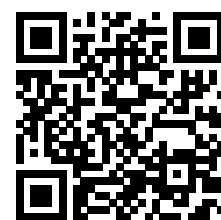
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 72
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Solar water heating	£4,000 - £6,000	£ 105

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.

MISREPRESENTATION ACT, 1967.

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