



Woodley Road, Liverpool, L31

£160,000

Or Nearest Offer

Tenure: Freehold, **Bedrooms:** 3

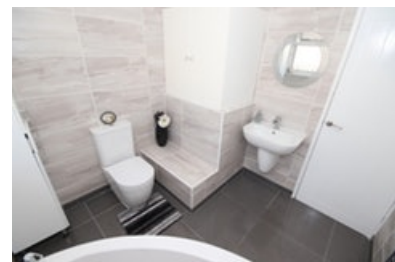
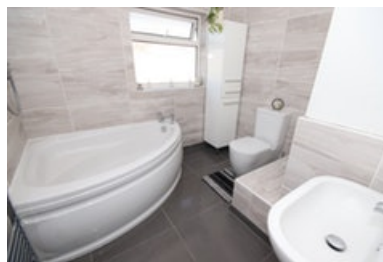
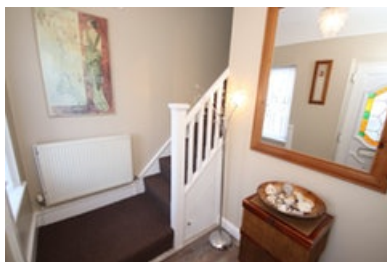
+++++++ IDEAL FIRST TIME BUYER OR FAMILY PROPERTY - 3 BEDROOM SEMI IN POPULAR AREA +++++++

Key features:

- Semi detached property
- Fitted kitchen
- Stunning contemporary bathroom
- 3 Bedrooms
- fitted wardrobes to 2 bedrooms
- Gardens
- GCH
- Full UPVC

Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band B (£1200.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... SEMI DETACHED PROPERTY IN SOUGHT AFTER AREA

Housesimple are pleased to present to the market this lovely semi detached property situated in a popular area of Maghull. The property has been modernised and would make an ideal family home having three bedrooms.

From the main entrance you enter the hallway which has staircase to the left, to the right you enter the large lounge/diner which has dual aspect, the lounge has wooden flooring and feature fireplace, french doors open in to the rear garden. From the lounge you access the kitchen which has been fully fitted with a range of wall and base units and has integrated appliances and co-ordinating worktops, external door leads to the side of the property.

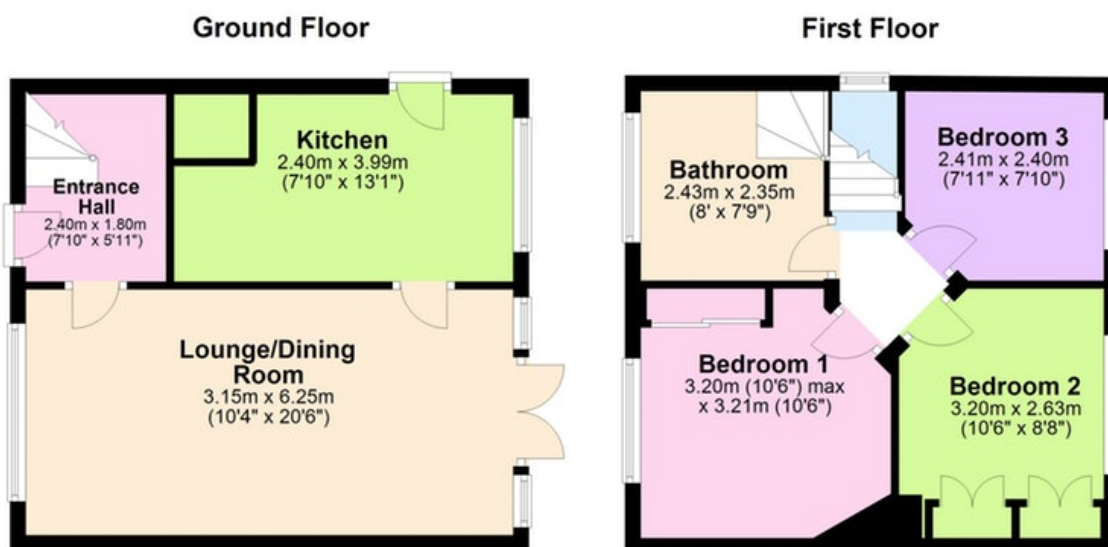
On the first floor there are two double bedrooms and a single bedroom, two of the bedrooms have the added benefit of fitted wardrobes. There is a large bathroom which has modern white suite with corner bath and is fully tiled to the walls and floor to finish the modern contemporary style.

To the front is a garden and a pathway to the side of the property, to the rear is a patio and garden area.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links, Maghull train station is ten minutes walk away and the motorway network is a few minutes drive.


This is a lovely property which is ideal for the first time buyer or for a family alike, having many features we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



35, Woodley Road, LIVERPOOL, L31 5LD

Dwelling type: Semi-detached house	Reference number: 7398-3000-7273-6551-9900
Date of assessment: 31 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 August 2019	Total floor area: 72 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:	£ 2,394
Over 3 years you could save	£ 849

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 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 £ 849 over 3 years</p> </div>
Heating	£ 1,938 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,394	£ 1,545	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 636
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
3 Solar water heating	£4,000 - £6,000	£ 96

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.

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MISREPRESENTATION ACT, 1967.

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