



Highfield Road, Liverpool, L21

£120,000

Offers Over

Tenure: Freehold, **Bedrooms:** 2

Guide Price - £120,000 - £130,000 Housesimple are pleased to offer for sale this extended two bedroom mid terrace property in the popular residential location of Litherland. This property benefits from double glazing, gas central heating throughout and a modern bathroom. On entering the

Key features:

- Extended
- Two Double Bedrooms
- Two Reception Rooms
- Modern kitchen
- downstairs shower Room
- Family Bathroom
- Landscaped Gardens

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band band A (£1160.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Guide Price - £120,000 - £130,000

Housesimple are pleased to offer for sale this extended two bedroom mid terrace property in the popular residential location of Litherland. This property benefits from double glazing, gas central heating throughout and a modern bathroom. On entering the property via the vestibule door into the entrance hall with ceramic tiled flooring you will notice the two spacious reception rooms. Both rooms comprise of lovely ceramic tiled flooring and are equally perfect for families and entertaining guests. The extended kitchen is also spacious and comes complete with all the essential storage space as well as providing access into the attractive landscape garden with all the trees, shrubs and plants. Then two good sized bedrooms are located to the first floor of the property as well as the modern bathroom with fully tiled walls and ceramic tiled flooring.

Viewings are highly recommended to appreciate the size and presentation of this lovely home.

Floor plan:



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 HM Government

8, Highfield Road, Litherland, LIVERPOOL, L21 9NH

Dwelling type: Mid-terrace house **Reference number:** 9988-2054-7262-4226-7960
Date of assessment: 18 February 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 February 2016 **Total floor area:** 78 m²

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:	£ 2,514
Over 3 years you could save	£ 237

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 156 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 237 over 3 years </div>
Heating	£ 1,926 over 3 years	£ 1,947 over 3 years	
Hot Water	£ 273 over 3 years	£ 174 over 3 years	
Totals	£ 2,514	£ 2,277	

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

	Current	Potential
Very energy efficient - lower running costs	64	78

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

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.

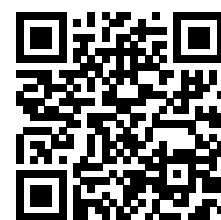
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£40	£ 135
2 Solar water heating	£4,000 - £6,000	£ 99
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840

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.

MISREPRESENTATION ACT, 1967.

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