

Fitzgerald Road, Liverpool, L13

£104,999

Guide Price

Tenure: Freehold, **Bedrooms:** 3

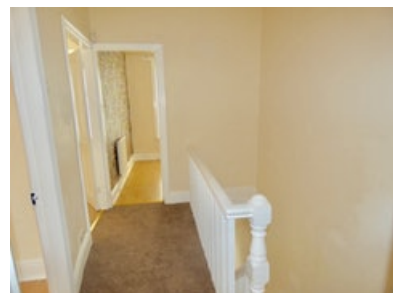
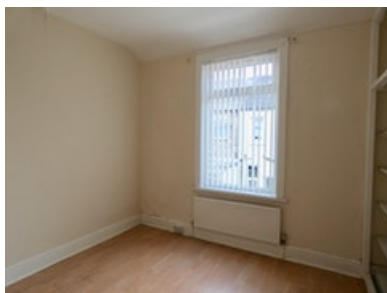
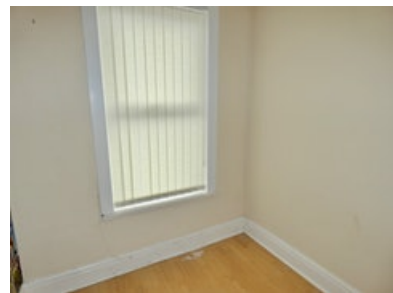
Viewing of this house situated in the highly sought after location of L13 is recommended. Local amenities are close by including shops, schools, bars and restaurants. With both easy access to the city centre close by and the motorway this property is very well situated. The accommodation on offer

Key features:

- Mid Terraced
- Three Bedrooms
- Two Receptions
- Popular Location
- Good Size Property
- Viewing Recommended

Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band A (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



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The accommodation on offer briefly comprises entrance hall, radiator stairs to the first floor. Reception 1 to the front with feature fire, gloss laminate flooring, door from hall to the second reception which opens to the kitchen, with base and wall units contrasting worktops, plumbed for washing machine, space for white goods

To the first floor there are three good size bedrooms - master with fitted furniture, bedroom 2 with built in cupboards and wardrobes. Bathroom comprises W.C, pedestal wash hand basin, panel bath with shower over head With tiled floor and walls.

To the rear is an enclosed yard with decked seating and a garden shed.

Viewing Recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

23, Fitzgerald Road, LIVERPOOL, L13 5XH

Dwelling type: Mid-terrace house	Reference number: 0444-2819-7175-9008-2385
Date of assessment: 01 March 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 March 2018	Total floor area: 84 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:	£ 2,292
Over 3 years you could save	£ 735

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 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 £ 735 over 3 years</p> </div>
Heating	£ 1,815 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 303 over 3 years	£ 207 over 3 years	
Totals	£ 2,292	£ 1,557	

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="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse; font-size: 0.6em;"> <tr><td style="background-color: #4CAF50; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8BC34A; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #FFEB3B; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #FFC107; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #FF9800; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #FF5722; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #D32F2F; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">68</td></tr> </table>	Current	68	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.6em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">87</td></tr> </table>	Potential	87	<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>
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Internal or external wall insulation	£4,000 - £14,000	£ 426
3 Floor insulation (suspended floor)	£800 - £1,200	£ 123

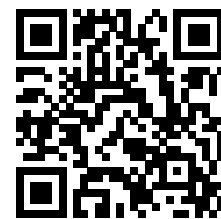
See page 3 for a full list of recommendations for this property.

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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