



Lisleholme Road, Liverpool, L12

£155,000

Guide Price

Tenure: Freehold, **Bedrooms:** 2

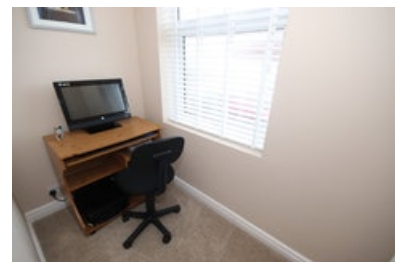
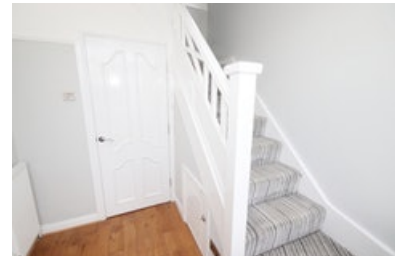
HouseSimple is pleased to present this property in Liverpool.

Key features:

- Semi detached property
- Stunning large bathroom
- Modern fully fitted kitchen
- Large Lounge
- Full UPVC
- Gardens
- HIVE central heating system
- Sought after area
- Character features
- fireplace
- 2 Bedrooms
- Small bedroom/nursery
- RECENTLY REDUCED
- MOTIVATED VENDOR

Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band B (£1517.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... SEMI DETACHED PROPERTY

Housesimple are pleased to present to the market this spacious semi detached property situated in the sought after area of West Derby Liverpool. This lovely property has been modernised throughout and is immaculately presented and is move in ready with no work required.

From the main entrance you enter the bright spacious hallway which has staircase to the first floor, to the left you enter the large lounge which is decorated in modern neutral tones and has a lovely feature fireplace and french doors leading to the rear garden. Straight ahead of the hall you enter the kitchen which has been fully fitted with modern cream shaker units having plenty of units giving ample storage, there are integrated appliances and co-ordinating worktops to complete the modern finish.

To the first floor there is a large master bedroom and a further double bedroom, there is a third small bedroom which can be used as a nursery/office. The family bathroom is contemporary having new white suite with vanity and this is finished with grey designer tiling which completes the contemporary finish.

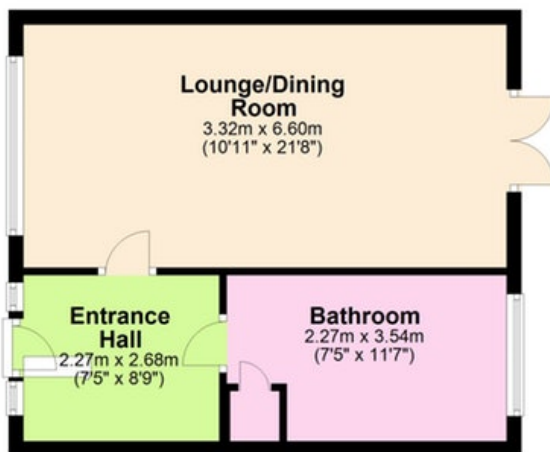
To the front is a garden area and off street parking, to the rear is a good size well presented garden.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links, the nearby motorway network is a few minutes away.

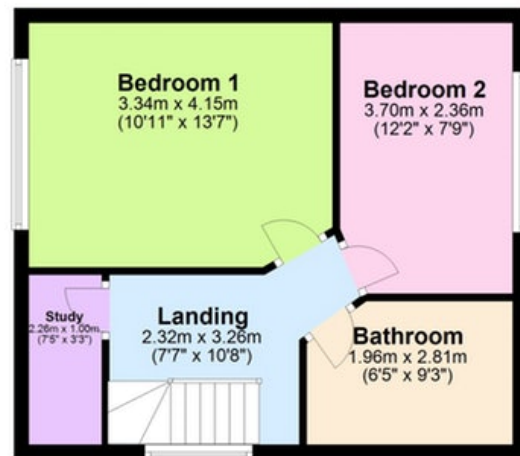
This is a stunning property which is immaculate and move in ready with no work required, ideal for the first time buyer we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:

Ground Floor



First Floor



Energy Performance Certificate:

Energy Performance Certificate

18, Lisleholme Road, LIVERPOOL, L12 8RU

Dwelling type: Semi-detached house	Reference number: 9128-7944-6209-4567-3974
Date of assessment: 12 November 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 November 2013	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:	£ 2,790
Over 3 years you could save	£ 999

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	<div style="border: 2px solid green; padding: 5px; color: green; font-weight: bold;"> You could save £ 999 over 3 years </div>
Heating	£ 2,406 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 255 over 3 years	£ 183 over 3 years	
Totals	£ 2,790	£ 1,791	

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: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8ebc4f; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4e04f; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1d71d; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #f4912d; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #e31a1c; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 2em;">54</td> <td style="text-align: center; font-size: 2em;">82</td> </tr> </tbody> </table>	(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						Current	Potential	54	82	<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>
(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																		
Current	Potential																	
54	82																	

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	£ 864
2 Heating controls (room thermostat)	£350 - £450	£ 63
3 Solar water heating	£4,000 - £6,000	£ 75

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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