

## Fifth Avenue, Liverpool, L9

**£97,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

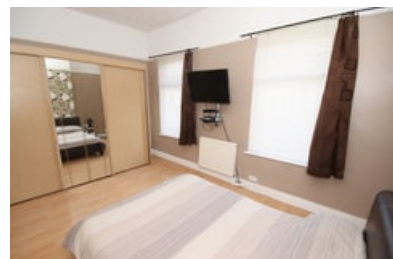
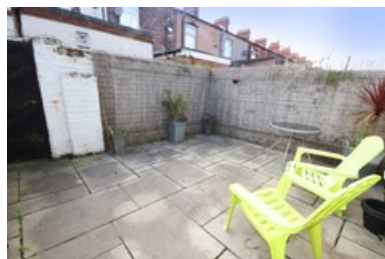
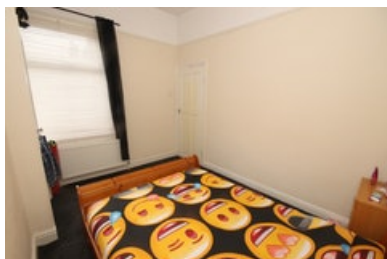
..... MID TERRACE PROPERTY ..... Lounge Separate dining room Modern fitted kitchen ?Walking distance to Fazakerley hospital Housesimple is pleased to present to the market this spacious mid terrace property situated in the popular area of Fazakerley, Liverpool. This lovely

## Key features:

- Mid terrace property
- 3 Bedrooms
- Modern Kitchen
- lounge
- Separate dining room
- Modern bathroom
- GCH
- Full UPVC
- Excellent transport links
- Close to Aintree hospital
- Ideal first time buyer
- feature fireplace
- Character features

## Extra info:

- **Property Age:** 89 years
- **Council Tax:** Band A (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



..... MID TERRACE PROPERTY .....

**Lounge**

**Separate dining room**

**Modern fitted kitchen**

**?Walking distance to Fazakerley hospital**

Housesimple is pleased to present to the market this spacious mid terrace property situated in the popular area of Fazakerley, Liverpool. This lovely property has three bedrooms and is spacious and would be an ideal property for the first time buyer and is move in ready with no work required.

From the main entrance you enter the hallway which has a tiled floor and staircase to the first floor, to the left you enter the lounge which has bay window and lovely feature fireplace. Next to the lounge is the dining room which has tiled floor and understairs storage. Door leads to the good size kitchen which has been fully fitted with a range of wall and base units and has co-ordinating worktops. External door leads to the rear courtyard garden.

To the first floor there is a large master bedroom and a second double bedroom and a further single bedroom. The family bathroom has modern white suite and tiling to the walls.

Excellent amenities and schools are within walking distance and the property is ideally situated for good road and transport links, Fazakerley train station being five minutes walk away giving direct access to Liverpool city centre in 13 minutes and the motorway network 5 minutes drive away. Aintree Hospital is a ten minute walk.

This is a lovely property which is ideal for a family or for a first time buyer, having many lovely 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**

24, Fifth Avenue  
LIVERPOOL  
L9 9DT

Dwelling type: Mid-terrace house  
Date of assessment: 27 April 2010  
Date of certificate: 27 April 2010  
Reference number: 2635-3004-6234-7250-3974  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 83 m<sup>2</sup>



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	67

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	46	61

**England & Wales** EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

**England & Wales** EU Directive 2002/91/EC


The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	388 kWh/m <sup>2</sup> per year	265 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	5.4 tonnes per year
Lighting	£85 per year	£43 per year
Heating	£719 per year	£561 per year
Hot water	£207 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

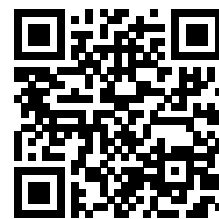


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code