



Fawley Road, Liverpool, L18

£425,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

GUIDE PRICE £425,000 - £445,000. A SPACIOUS AND WELL-PRESENTED FAMILY HOME! Enter the property into a glass paned porch, through a further interior UPVC door leading into the hallway. The welcoming and spacious reception hallway offers a well lit entrance boasting

Key features:

- Off-Road Parking!
- Fitted Wardrobes!
- Private Rear Garden!
- Single Garage!
- Three Double Bedrooms!
- A MUST VIEW!

Extra info:

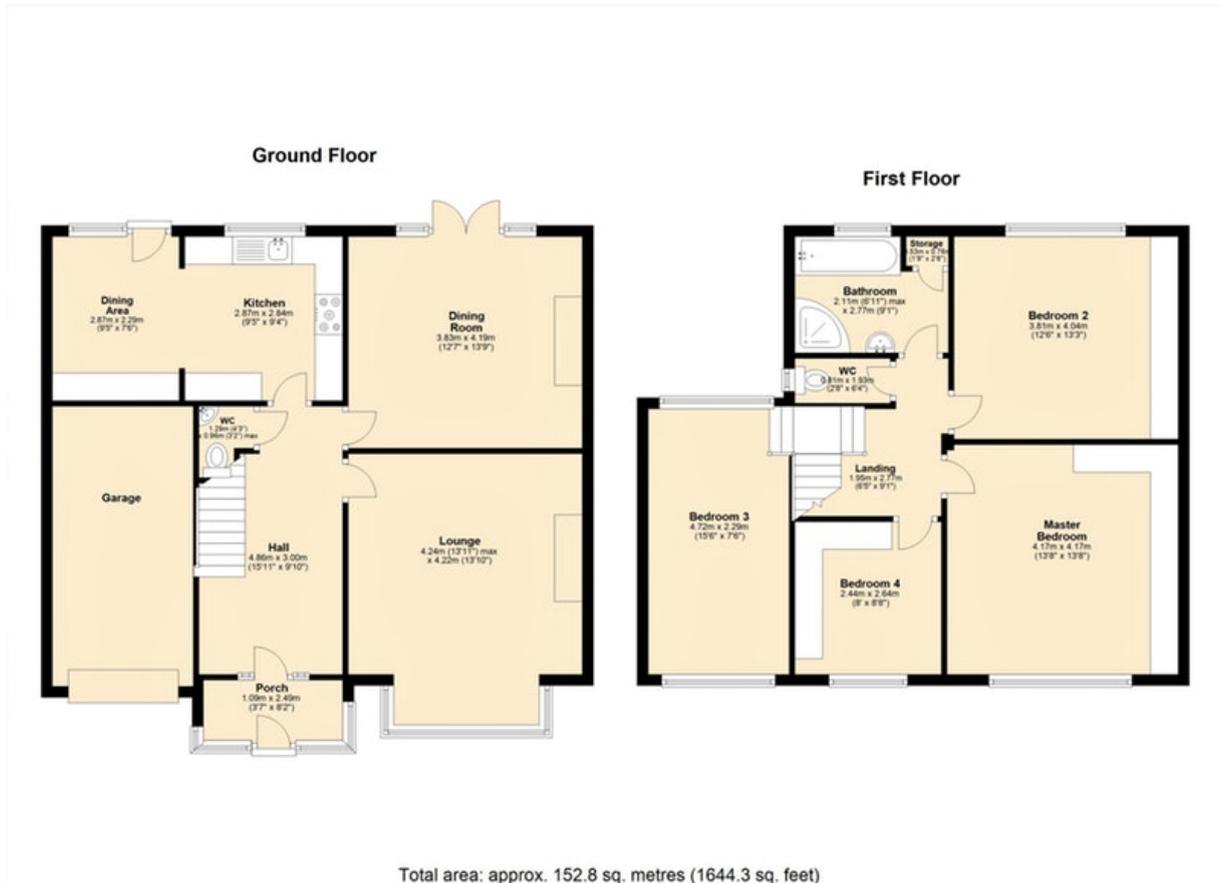
- **Property Age:** 70 years
- **Council Tax:** Band E (£2383.17 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



GUIDE PRICE £425,000 - £445,000.

A SPACIOUS AND WELL-PRESENTED FAMILY HOME! Enter the property into a glass paint porch, through a further interior UPVC door leading into the hallway. The welcoming and spacious reception hallway offers a well lit entrance boasting a split staircase with a downstairs WC beneath. To the front of the property there is a generous lounge, with a bay window to the front and coal effect gas fireplace, with wall surround, mantelpiece and hearth. To the rear there is a generous and well presented dining room, also benefiting from a coal effect gas fireplace with wall surround, mantelpiece and hearth, with double-opening French doors leading out to the rear garden. Finally on the ground floor is the open plan kitchen diner. The kitchen itself comprises a modern range of high-gloss wall base and drawer units, to include a range of integrated appliances such as, fridge/freezer, dishwasher, and extractor hood. The kitchen then opens up into the dining area, also benefiting from fitted full height storage cupboards and an exterior door leading out to the rear garden. Stairs rise to the first floor, splitting left into the third double bedroom which boasts a dual-aspect. To the right side of the landing you can find two further double bedrooms both of which boast fully fitted wardrobes, the master of which also has bedside and vanity units. There is a further single bedroom/office, which is also fitted with wardrobe and bridging units. Finally there is a fully tiled three piece family bathroom suite, with a curved shower cubicle and separate WC. To the front of the property there is a manicured lawn area with fully stocked border boasting a range of mature shrubs. Alongside the front garden is the double-gated block-paved driveway, providing off-road parking and access to the garage via electric roller door. There is gated access to the side granting access to the rear garden. To the rear of the garden is mainly laid to lawn, with fully stocked borders posting a range of mature shrubs and trees for an attractive and colourful outlook. There is a patio area running two sides of the lawn, with a storage shed to the rear, the patio is ideal for outdoor furniture and entertaining and offers access into the dining room. Finally there is an attractive and well maintained pond, rockery, and wooden bridge, giving this diverse garden character and charm. This property is new to the market, ready to live in, and available to view. Book your viewing online today.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

40, Fawley Road, LIVERPOOL, L18 9TF

Dwelling type: Semi-detached house	Reference number: 8188-7928-5050-8977-4922
Date of assessment: 23 August 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 August 2018	Total floor area: 140 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:	£ 4,083
Over 3 years you could save	£ 1,428

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 249 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 1,428 over 3 years </div>
Heating	£ 3,087 over 3 years	£ 2,178 over 3 years	
Hot Water	£ 546 over 3 years	£ 228 over 3 years	
Totals	£ 4,083	£ 2,655	

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	59	80	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			(1-20) G

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	£ 177
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 198
3 Low energy lighting for all fixed outlets	£80	£ 165

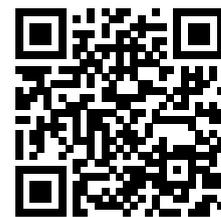
See page 3 for a full list of recommendations for this property.

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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