



Woodview Road, Liverpool, L25

£450,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 4

A STUNNING FAMILY HOME WAITING TO BE TRANSFORMED! - This spacious and traditional four bedroom semi-detached home is located in a desirable residential location, within attractive and peaceful surroundings. A double-glazed porch leads into a spacious and welcoming reception hallway with a spl

Key features:

- Private Rear Garden!
- Extended to the Rear!
- Off-Road Parking!
- Loaded with Potential!

Extra info:

- **Property Age:** 65 years
- **Council Tax:** Band F (£2243.54 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



A STUNNING FAMILY HOME WAITING TO BE TRANSFORMED! - This spacious and traditional four bedroom semi-detached home is located in a desirable residential location, within attractive and peaceful surroundings.

A double-glazed porch leads into a spacious and welcoming reception hallway with a split staircase rising to the first floor. To the front of the property there is a dining room with a feature bay window. An extended lounge to the rear, features a coal-effect gas fire with marble surround and large picture window with a spectacular view of the rear garden.

The hallway leads into the kitchen diner, comprising a fully fitted range of shaker style kitchen units, including an integrated induction hob, fridge, integrated oven and microwave in stack formation. An external door leads to the side of the property, with access to the garage..

A brick built archway leads into a rear sun-room with wooden vaulted ceiling. This offers a further reception room with sliding patio doors leading out to the large garden.

To the first floor, the split-level staircase leads to three generous double bedrooms and a further single, two of which benefit from fitted sliding wardrobes. There is a four piece family bathroom suite in a fully tiled bathroom, with curved corner shower cubicle. There is also a further bathroom, with separate WC, ideal for conversion into an en-suite bathroom.

A pull-down ladder in the landing reveals a hidden loft space, comprising a walkway ready for further development, and a central loft room with Velux skylight. This is ideal for use as a studio, hobby room or study and offers ample space for a full loft conversion.

To the front of the property there is a large double-gated block-paved driveway, with a gravel border boasting a range of mature shrubs and hedges. The driveway offers access to the garage via up-and-over door and gated access to the rear. At the rear of the property there is a large and diverse garden, ideal for any family; beginning with a patio area off the sun-room, perfect for outdoor furniture and entertaining and a large pond. There is a sizeable lawn with a paved pathway and fully stocked borders posting a range of mature shrubs and trees, providing a private and attractive aspect. To the rear of the lawn is a further gravel area with wooden gazebo and storage shed, with high hedges to the rear offering privacy and shelter. This property is new to the market and ready to view! Book your viewing online today.

Floor plan:



Total area: approx. 196.2 sq. metres (2111.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

21, Woodview Road, LIVERPOOL, L25 6HY

Dwelling type: Semi-detached house	Reference number: 7108-3092-7261-6461-9930
Date of assessment: 30 September 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 September 2019	Total floor area: 149 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:	£ 4,542
Over 3 years you could save	£ 1,944

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 549 over 3 years	£ 276 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; border: 1px solid white; width: fit-content; margin: auto;"> You could save £ 1,944 over 3 years </div>
Heating	£ 3,354 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 639 over 3 years	£ 228 over 3 years	
Totals	£ 4,542	£ 2,598	

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
	58	82

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 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Cavity wall insulation	£500 - £1,500	£ 375
3 Floor insulation (suspended floor)	£800 - £1,200	£ 291

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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