



Pool Hey, Liverpool, L28

£80,000

None

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Liverpool.

Key features:

- End terrace
- Family Home
- Schools nearby

Extra info:

- **Property Age:** 50 years
- **Council Tax:** Band A (£1299.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

16, Pool Hey, LIVERPOOL, L28 4EP

Dwelling type: End-terrace house	Reference number: 2718-6091-6266-7531-1984
Date of assessment: 29 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 June 2019	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:	£ 1,773
Over 3 years you could save	£ 204

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white; display: inline-block;"> You could save £ 204 over 3 years </div>
Heating	£ 1,299 over 3 years	£ 1,182 over 3 years	
Hot Water	£ 252 over 3 years	£ 165 over 3 years	
Totals	£ 1,773	£ 1,569	

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

Very energy efficient - lower running costs (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 84	Potential 87	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.
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Top actions you can take to save money and make your home more efficient

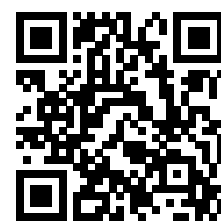
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117
2 Solar water heating	£4,000 - £6,000	£ 87

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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