



## Dawn Walk, Liverpool, L10

**£75,000**

Offers Over

**Tenure:** Leasehold, **Bedrooms:** 2

A RARE OPPORTUNITY TO PURCHASE THIS IMMACULATLEY PRESENTED TWO BEDROOM MID TOWN HOUSE SITUATED AWAY FROM THE ROAD IN A CUL-DE-SAC LOCATION. The accomodation briefly comprises of a large bright lounge, leading on to a modern kitchen diner with a range of wall and base units and complemen

## Key features:

- TWO BEDROOMS
- LARGE LOUNGE
- KITCHEN DINER
- GARDEN TO THE REAR
- CUL-DE-SAC POSITION
- GAS CENTRAL HEATING
- DOUBLE GLAZING

## Extra info:

- **Property Age:** 60 years
- **Council Tax:** Band A (£1035.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking
- **Lease info:** 999 years remaining  
**Ground Rent:** £35.00 per-annum  
**Maintenance Company:** knowsley city council



A RARE OPPORTUNITY TO PURCHASE THIS IMMACULATELY PRESENTED TWO BEDROOM MID TOWN HOUSE SITUATED AWAY FROM THE ROAD IN A CUL-DE-SAC LOCATION.

The accommodation briefly comprises of a large bright lounge, leading on to a modern kitchen diner with a range of wall and base units and complementary work surfaces.

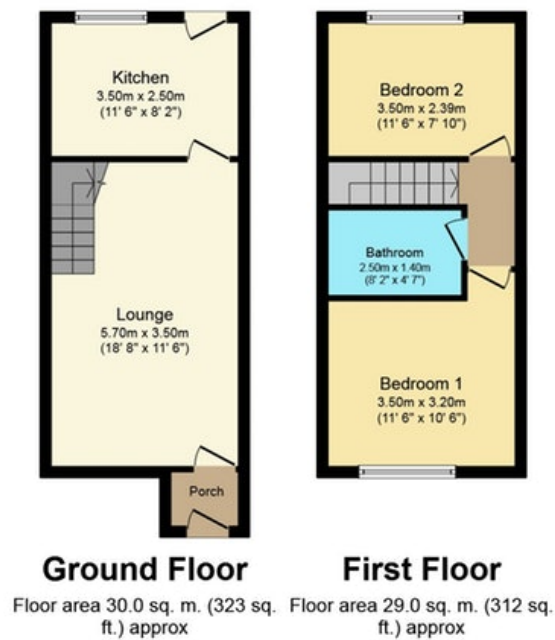
To the first floor you will find two good size bedrooms and a family bathroom with a full bathroom suite.

Externally there is a bright garden with a patio area and a lawned garden. To the front there is also a garden

The property benefits from gas central heating and double glazing.

Viewing is essential to appreciate character this property has to offer.

## Floor plan:



Total floor area 59.0 sq. m. (635 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Energy Performance Certificate:

**Energy Performance Certificate**

**34, Dawn Walk, LIVERPOOL, L10 4YD**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0888-2849-6929-9326-9695
<b>Date of assessment:</b> 21 February 2016	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 April 2016	<b>Total floor area:</b> 147 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,089</b>
<b>Over 3 years you could save</b>	<b>£ 1,479</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 474 over 3 years	£ 237 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;">                     You could save £ 1,479 over 3 years                 </div>
Heating	£ 3,213 over 3 years	£ 2,022 over 3 years	
Hot Water	£ 402 over 3 years	£ 351 over 3 years	
<b>Totals</b>	<b>£ 4,089</b>	<b>£ 2,610</b>	

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>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="background-color: #006400; color: white;">(92 plus) <b>A</b></td> <td style="background-color: #90ee90;">(81-91) <b>B</b></td> <td style="background-color: #90ee90;">(69-80) <b>C</b></td> <td style="background-color: #ffff00;">(55-68) <b>D</b></td> <td style="background-color: #ffa500;">(39-54) <b>E</b></td> <td style="background-color: #ff4500;">(21-38) <b>F</b></td> <td style="background-color: #ff0000;">(1-20) <b>G</b></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; text-align: center;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> <tr> <td style="font-size: 2em;">63</td> <td style="font-size: 2em;">83</td> </tr> </table>	(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						Current	Potential	63	83	<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>
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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 Increase loft insulation to 270 mm	£100 - £350	£ 558
2 Low energy lighting for all fixed outlets	£35	£ 192
3 Heating controls (room thermostat and TRVs)	£350 - £450	£ 444

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](http://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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