



## Swinderby Drive, Liverpool, L31

**£210,000**

Offers in Excess of

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

HouseSimple is pleased to present this beautifully presented three bedroom detached family home situated in the popular residential location of Melling, which boasts of great transport links, Asda a short drive away, and schooling. The property briefly comprises: Entrance hall, lounge, dining r

## Key features:

- Modern Detached
- New Windows
- New Composite Door
- New Boiler
- Modern Kitchen
- Family Bathroom
- En-suite Shower Room
- Garage
- Rear Garden
- Corner Plot

## Extra info:

- **Property Age:** 18 years
- **Council Tax:** Band Band c (£1320.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



HouseSimple is pleased to present this beautifully presented three bedroom detached family home situated in the popular residential location of Melling, which boasts of great transport links, Asda a short drive away, and schooling. The property briefly comprises: Entrance hall, lounge, dining room, kitchen, three bedrooms, the master having an en-suite and family bathroom. To the outside front there is a lawned garden, driveway which provides access to the garage. Whilst to the rear of the property there is a well proportioned rear garden with potential for extension. This property has the added benefits of gas central heating, double glazing and is offered for sale with no added chain.

viewings are highly recommended

Hallway

Double glazed entrance door and window to front elevation.

## Lounge

15' 5" (4.7m) x 11' 5" (3.48m)

Double glazed window to front elevation, coved ciling, spotlights, high gloss tiled floor and radiator.

## Dining Room

13' 5" (4.09m) x 10' 5" (3.18m)

Double glazed patio doors to rear elevation, stairs to first floor, understairs storage cupboard, high gloss tiled floor, coved ceiling and radiator.

## Kitchen

11' 9" (3.58m) x 8' 5" (2.57m)

Double glazed window to rear elevation, fitted with a range of base with granite effect work tops, electric oven with integrated gas hob and extractor hood, plumbing for automatic washing machine single sink drainage unit with mixer tap, spotlights and high gloss tiled floor.

## First Floor

### Landing

Storage cupboard, spotlights, loft access abd radiator.

### Bedroom 1

11' 8" (3.56m) x 10' 5" (3.18m)

Double glazed window to rear elevation, fitted wardrobes with hanging and shelving space, laminate flooring and radiator.

### Ensuite

Double glazed window to rear elevation, shower cubicle, low level WC, wash hand basin, radiator, tiled walls and floor.

### Bedroom 2

11' 6" (3.51m) x 10' 2" (3.1m)

Double glazed window to front elevation, laminate flooring and radiator.

### Bedroom 3

8' 6" (2.59m) x 7' 5" (2.26m)

Double glazed window to front elevation, laminate flooring and radiator.

### Bathroom

6' 7" (2.01m) x 6' 4" (1.93m)

Double glazed window to rear elevation, panelled bath with shower attachment, low level WC, wash hand basin, radiator and tiled walls.

Outside Front

Driveway providing off road parking and lawn area with borders.

Integral Garage

Up and over door, light and power supply.

Outside Rear

Gravelled garden with decked patio, borders and enclosed by timber panelled fencing.

## Floor plan:



**Ground Floor**



**First Floor**

## Energy Performance Certificate:

**Energy Performance Certificate**

**31, Swinderby Drive, LIVERPOOL, L31 1JW**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0698-4004-7286-6841-8954
<b>Date of assessment:</b> 01 June 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 03 June 2019	<b>Total floor area:</b> 90 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,334</b>
--	----------------

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 207 over 3 years	£ 207 over 3 years	Not applicable
<b>Heating</b>	£ 1,122 over 3 years	£ 1,122 over 3 years	
<b>Hot Water</b>	£ 1,005 over 3 years	£ 1,005 over 3 years	
<b>Totals</b>	<b>£ 2,334</b>	<b>£ 2,334</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		
	Current	Potential
<div style="display: flex; flex-direction: column; align-items: flex-start;"> <div style="background-color: #2e8b57; color: white; padding: 2px; margin-bottom: 2px;">(92 plus) <b>A</b></div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(81-91) <b>B</b></div> <div style="background-color: #90ee90; color: white; padding: 2px; margin-bottom: 2px;">(69-80) <b>C</b></div> <div style="background-color: #ffff00; color: white; padding: 2px; margin-bottom: 2px;">(55-68) <b>D</b></div> <div style="background-color: #ffa500; color: white; padding: 2px; margin-bottom: 2px;">(39-54) <b>E</b></div> <div style="background-color: #ff4500; color: white; padding: 2px; margin-bottom: 2px;">(21-38) <b>F</b></div> <div style="background-color: #ff0000; color: white; padding: 2px;">(1-20) <b>G</b></div> </div> <div style="font-size: 0.7em; margin-top: 5px;">Very energy efficient - lower running costs</div> <div style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</div>	69	69

The graph shows the current energy efficiency of your home.

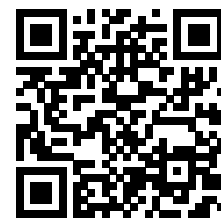
The higher the rating the lower your fuel bills are likely to be.

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.

### 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