



Grafton Street, Liverpool, L8

£125,000

None

Tenure: Freehold, **Bedrooms:** 2

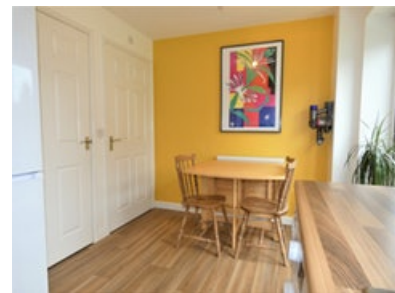
ATTENTION FIRST-TIME BUYERS! - Completed in 2014 as part of a small residential development, a short distance from Liverpool's city centre, and the waterfront. Enter the property into the hall with stairs rising to the first floor. To the front of the property is the well-presented lounge leadin

Key features:

- Ample Off-Road Parking
- Two Double Bedrooms
- Private Rear Garden
- No Through-Traffic
- Convenient Location
- Modern Kitchen & Bathroom

Extra info:

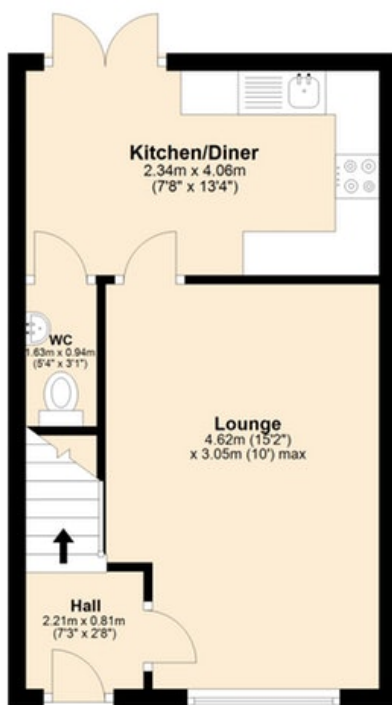
- **Property Age:** 5 years
- **Council Tax:** Band A (£1035.48 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



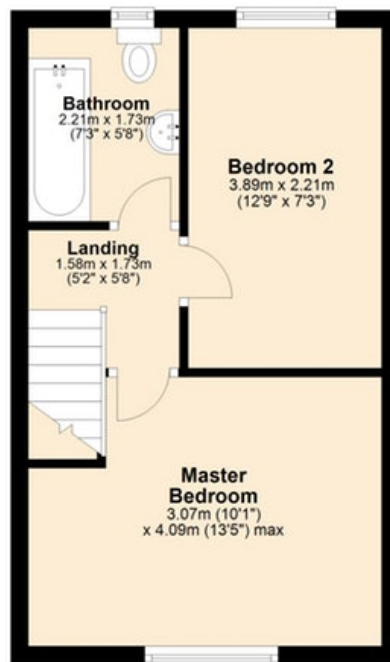
ATTENTION FIRST-TIME BUYERS! - Completed in 2014 as part of a small residential development, a short distance from Liverpool's city centre, and the waterfront. Enter the property into the hall with stairs rising to the first floor. To the front of the property is the well-presented lounge leading through into the full-width kitchen/diner; boasting laminate flooring and a kitchen comprising a range of modern high-gloss units, with an integrated oven, hob and extractor hood. Double-opening French doors to the rear lead out to the private garden. To the first floor there are two generous double bedrooms, and a modern three-piece family bathroom suite. To the front of the property there is a paved pathway and gravel driveway providing off-road parking. The front outlook is attractive and green on a wide and spacious road with plenty of street parking. There is a large grass verge to the side offering a clear view of Liverpool Cathedral. To the rear, the garden is mainly laid to lawn with a paved patio area ideal for outdoor furniture and entertaining, with a storage shed to the side. This property has been well-maintained, is ready to live in and available to view! Book your viewing online today!

Floor plan:

Ground Floor



First Floor



Total area: approx. 56.5 sq. metres (608.2 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

267, Grafton Street, LIVERPOOL, L8 6RG

| | |
|---|---|
| Dwelling type: Semi-detached house | Reference number: 0424-3843-7566-9594-9561 |
| Date of assessment: 17 June 2014 | Type of assessment: SAP, new dwelling |
| Date of certificate: 17 June 2014 | Total floor area: 60 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: | £ 1,026 |
| Over 3 years you could save | £ 87 |

| Estimated energy costs of this home | | | |
|-------------------------------------|--------------------|--------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 132 over 3 years | £ 132 over 3 years | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 87 over 3 years</p> </div> |
| Heating | £ 678 over 3 years | £ 678 over 3 years | |
| Hot Water | £ 216 over 3 years | £ 129 over 3 years | |
| Totals | £ 1,026 | £ 939 | |

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 style="font-size: 0.8em;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8ebf42; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #c4d600; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #f49121; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #e377c2; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="6" style="text-align: center; font-size: 0.8em;">Not energy efficient - higher running costs</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Potential</th> </tr> </thead> <tbody> <tr> <td style="text-align: center; font-size: 1.5em;">83</td> <td style="text-align: center; font-size: 1.5em;">96</td> </tr> </tbody> </table> | (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 | Potential | 83 | 96 | <p style="font-size: 0.8em;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.8em;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em;">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> |
|--|--------------------|------------------|------------------|------------------|------------------|------------------|-----------------|---|--|--|--|--|--|---------|-----------|----|----|--|
| (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 | Potential | | | | | | | | | | | | | | | | | |
| 83 | 96 | | | | | | | | | | | | | | | | | |

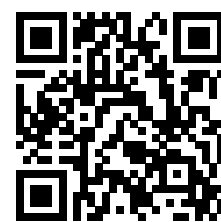
Actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|--------------------------------------|------------------|------------------------------|
| 1 Solar water heating | £4,000 - £6,000 | £ 87 |
| 2 Solar photovoltaic panels, 2.5 kWp | £9,000 - £14,000 | £ 756 |

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MISREPRESENTATION ACT, 1967.

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