



## Day Street, Liverpool, L13

**£90,000**

Offers in Region of

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

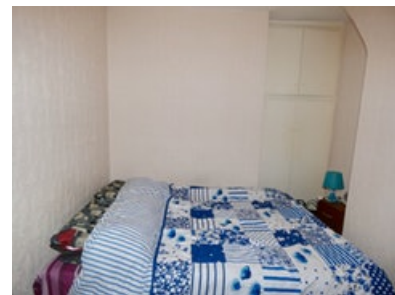
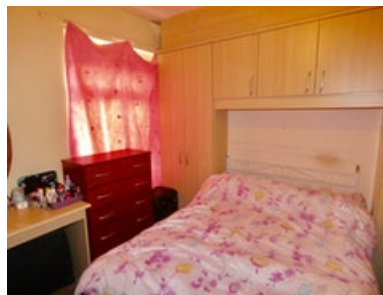
We are delighted to offer for sale this three bedroom terraced property situated close to local amenities including schools and shops with easy access to the city centre and motorway networks. The accommodation on offer briefly comprises entrance vestibule into reception 1 through to reception 2 wi

## Key features:

- Terraced
- Three Bedrooms
- Popular Location
- Viewing Recommended
- Ideal First Time Buyer
- Gas Central Heating
- Double Glazing
- Good Investment for renting

## Extra info:

- **Property Age:** 119 years
- **Council Tax:** Band A (£13000.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



We are delighted to offer for sale this three bedroom terraced property situated close to local amenities including schools and shops with easy access to the city centre and motorway networks.

The accommodation on offer briefly comprises entrance vestibule into reception 1 through to reception 2 with stairs off to the first floor - fire surround and electric fire. The kitchen comprises a range of base and wall units with space for cooker, plumbed for washing machine, ante space with space for fridge freezer. The bathroom comprises tiled floor, W.C, wash hand basin over vanity unit, shower cubicle and heated towel rail.

To the first floor there are three bedrooms all with fitted wardrobes.

New central heating system with brand new combi boiler and brand new radiators installed recently

To the rear there is a yard with gated access.

**Viewing Recommended.**

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**24, Day Street, LIVERPOOL, L13 2DS**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0178-5950-7240-6271-0914
<b>Date of assessment:</b> 03 October 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 03 October 2019	<b>Total floor area:</b> 71 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>£ 2,160</b>
<b>Over 3 years you could save</b>	<b>£ 606</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 228 over 3 years	£ 165 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 606 over 3 years</p> </div>
<b>Heating</b>	£ 1,647 over 3 years	£ 1,194 over 3 years	
<b>Hot Water</b>	£ 285 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,160</b>	<b>£ 1,554</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

Very energy efficient - lower running costs

(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
85	86

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 60
2 Cavity wall insulation	£500 - £1,500	£ 93
3 Internal or external wall insulation	£4,000 - £14,000	£ 240

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.

Page 1 of 4

### 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

To view this property call Housesimple on 0333 103 8390 or visit [housesimple.com/property/view/124473](http://housesimple.com/property/view/124473)