



## Amphill Road, Liverpool, L17

**£254,950**

Offers Over

**Tenure:** Freehold, **Bedrooms:** 4

Housesimple is pleased to present this Impressive, newly refurbished 4 bedroom family home in the sought after area of Aigburth L17. This property has recently undergone extensive modernisation throughout. This includes a new kitchen/diner area, new downstairs shower room and WC with separ

## Key features:

- Four double bedrooms
- No chain
- Freehold
- L17 Postcode
- New Kitchen Diner
- Downstairs Shower room and WC
- Refurbished and extended

## Extra info:

- **Property Age:** 117 years
- **Council Tax:** Band B (£1516.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Housesimple is pleased to present this Impressive, newly refurbished 4 bedroom family home in the sought after area of Aigburth L17. This property has recently undergone extensive modernisation throughout. This includes a new kitchen/diner area, new downstairs shower room and WC with separate utility room. The renovation also includes a new extended family bathroom on the first floor that includes a walk in shower and family bath. The property is situated in a popular quiet residential street with nearby shops, restaurants and bars.

To the ground floor there is a tastefully restored vestibule and hallway with well maintained period features. The hallway leads to the front lounge which retains many original features plus a large bay window. From the hallway is also the access to the rear lounge which overlooks the attractive rear courtyard style backyard. To the rear of the property is the extensive open-plan kitchen dining area featuring a newly installed Howdens kitchen. This leads on to the separate utility area fully plumbed with power sockets. A doorway leads to a shower room and WC with new modern fittings.

To the first floor there are three double bedrooms all presented to a high standard. There is also a brand new family bathroom which has been extended to include a double walk-in shower and double ended bath.

To the second floor there is an impressive 92 square foot fourth bedroom. This could be converted in to two or three good sized bedrooms. There is also a large storage area in the eaves.

The property is ideally situated for access to Liverpool city centre also near by Sefton Park, Otterpool Promenade and the popular Lark Lane area. The main road and rail network are within easy access. The property is with the catchment area of some of the best schools on Merseyside.

Early viewing is recommended to fully appreciate all the features this property has to offer.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**76, Amphyll Road, LIVERPOOL, L17 9QP**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 8633-6322-5770-5707-1996
<b>Date of assessment:</b> 13 February 2017	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 13 February 2017	<b>Total floor area:</b> 167 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>£ 5,211</b>
<b>Over 3 years you could save</b>	<b>£ 786</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 378 over 3 years	£ 258 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;">                     You could save £ 786 over 3 years                 </div>
<b>Heating</b>	£ 4,470 over 3 years	£ 3,804 over 3 years	
<b>Hot Water</b>	£ 363 over 3 years	£ 363 over 3 years	
<b>Totals</b>	<b>£ 5,211</b>	<b>£ 4,425</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;"> <tr><td style="background-color: #2e8b57; color: white; text-align: center;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ff9800; color: white; text-align: center;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #e57373; color: white; text-align: center;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #c0392b; color: white; text-align: center;">(1-20) <b>G</b></td></tr> </table> <p>Not energy efficient - higher running costs</p>	(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>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">56</td> <td style="text-align: center; font-size: 2em;">69</td> </tr> </table>	Current	Potential	56	69	<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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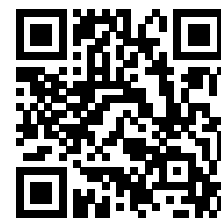
**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 684
2 Low energy lighting for all fixed outlets	£35	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 834

To receive advice on what measures you can take to reduce your energy bills, visit [www.simplesenergyadvice.org.uk](http://www.simplesenergyadvice.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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