



Rudd Street, Wirral, CH47

£160,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 2

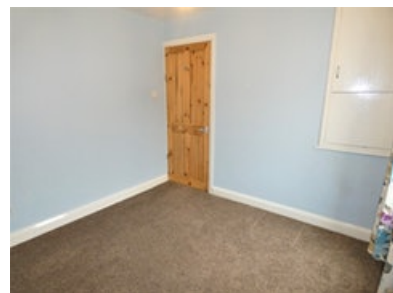
ATTENTION FIRST TIME BUYERS! - Located on a residential road, just off Market Street and it's many convenient local amenities, shops, bars and restaurants all within walking distance, you can find this traditional two bedroom terraced home. With transport links nearby and qui

Key features:

- Two Double Bedrooms
- Extended To the rear
- Blank Canvass
- Modern Kitchen & Bathroom
- Further Potential
- NO CHAIN!

Extra info:

- **Property Age:** 101 years
- **Council Tax:** Band B (£1620.65 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



ATTENTION FIRST TIME BUYERS!

Located on a residential road, just off Market Street and it's many convenient local amenities, shops, bars and restaurants all within walking distance, you can find this traditional two bedroom terraced home. With transport links nearby and quick links to West Kirby and Meols, this home is in walking distance of the well-regarded Hoylake Holy Trinity Primary School, ideal for a young family.

Enter the property into the porch, leading straight through into the open plan lounge diner. With a window to the front elevation, and electric fireplace with tiled hearth. There are stairs rising to the first floor with a generous understairs storage cupboard, with two further fitted cupboards to the front and rear of the room. The lounge then leads through into the kitchen, boasting a range of fully fitted kitchen units, with space and plumbing for various appliances, and an exterior door to the rear leading out to the patio. Off the kitchen is the downstairs bathroom, with partially tiled walls and a modern three-piece family bathroom suite.

To the first floor there are two well presented double bedrooms. To the rear, there is a private patio area, with high border walls, and gated access to the rear, ideal for outdoor furniture and entertaining. This property has been recently redecorated, is ready to live in, and available today with no chain. Book your viewing online today.

Floor plan:

Total area: approx. 59.9 sq. metres (645.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

9, Rudd Street, WIRRAL, CH47 2DX

Dwelling type: Mid-terrace house	Reference number: 8714-6628-7020-4095-3996
Date of assessment: 15 August 2014	Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 August 2014	Total floor area: 61 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:	£ 2,772
Over 3 years you could save	£ 1,350

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 120 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> You could save £ 1,350 over 3 years </div>
Heating	£ 1,902 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 690 over 3 years	£ 219 over 3 years	
Totals	£ 2,772	£ 1,422	

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) 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 54	Potential 88	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.
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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	£ 482
2 Floor Insulation	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£40	£ 48

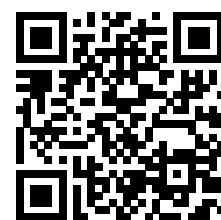
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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