



Beechwood Road, Liverpool, L21

£55,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

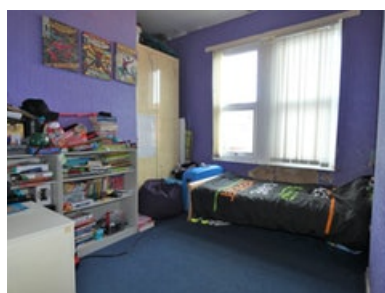
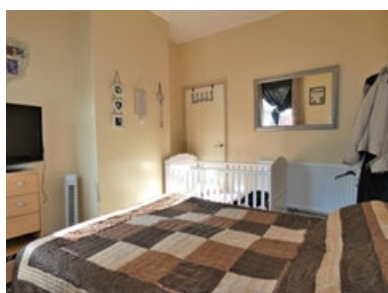
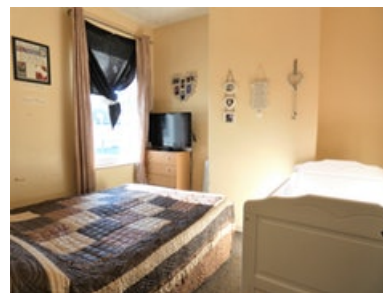
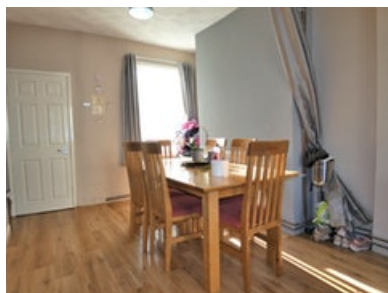
Housesimple is pleased to present this property in Liverpool.

Key features:

- Loaded with Potential
- Two Double Bedrooms
- Rear Patio
- No Through-Traffic

Extra info:

- **Property Age:** 100 years
- **Council Tax:** Band A (£1299.92 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** None



ATTENTION INVESTORS & FIRST TIME BUYERS! - Set down a quiet residential road, with no through traffic and ample street parking, you can find this traditional two bedroom terraced home. Enter the property into the porch leading through into the spacious and open plan lounge diner, with wall mounted fireplace, stairs rising to the first floor, and stairs rising to the first floor with a generous under-stairs storage cupboard. The lounge diner leads through into the kitchen with a range of fitted kitchen units, and exterior door leading out to the rear patio. The kitchen finally leads through into the downstairs shower room. To the first floor there are two double bedrooms, the second of which leads through into the family bathroom. This property is new to the market, loaded with potential, and available to view. Book your viewing online today.


Floor plan:



Total area: approx. 58.5 sq. metres (629.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate



47, Beechwood Road, Litherland, LIVERPOOL, L21 8JY

Dwelling type: Mid-terrace house **Reference number:** 8009-6253-2929-1997-0153
Date of assessment: 15 September 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 23 September 2015 **Total floor area:** 72 m²

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:	£ 4,128
Over 3 years you could save	£ 1,827

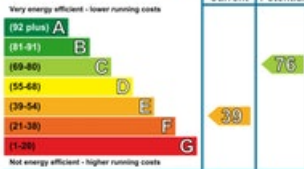
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 144 over 3 years	<div style="background-color: #27ae60; color: white; padding: 10px; border: 1px solid white;"> You could save £ 1,827 over 3 years </div>
Heating	£ 3,474 over 3 years	£ 1,935 over 3 years	
Hot Water	£ 366 over 3 years	£ 222 over 3 years	
Totals	£ 4,128	£ 2,301	

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



Not energy efficient - higher running costs

Current	Potential
39	76

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 Cavity wall insulation	£500 - £1,500	£ 138
2 Internal or external wall insulation	£4,000 - £14,000	£ 552
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 81

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.

MISREPRESENTATION ACT, 1967.

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