

## Gordon Drive, Liverpool, L14

**£165,000**

Guide Price

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

Guide Price £165,000 - £175,000. We are pleased to offer for sale this well presented three bedroom semi detached house in a popular sought after location, close to local amenities including schools and shops. Easy access to Liverpool City Centre plus motorway networks. The

## Key features:

- Traditional Semi Detached
- Three Bedrooms
- Extended Kitchen
- Double Glazed
- Gas Central heating
- Well Presented
- Lovely Garden
- Viewing Highly Recommended

## Extra info:

- **Property Age:** 69 years
- **Council Tax:** Band C (£1616.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Guide Price £165,000 - £175,000.

We are pleased to offer for sale this well presented three bedroom semi detached house in a popular sought after location, close to local amenities including schools and shops. Easy access to Liverpool City Centre plus motorway networks.

The accommodation briefly comprises entrance porch into the hallway with spindle stairs to the first floor. The lounge with bay window featuring wooden fire surround with marble back & hearth, inset gas fire, double folding doors that open to the dining room, wall mounted electric fire and french doors onto the rear patio. The extended kitchen comprising a range of comprehensive base and wall units with contrasting worktops, space for cooker & fridge freezer, plumbed for washing machine and tiled floor door to rear garden.

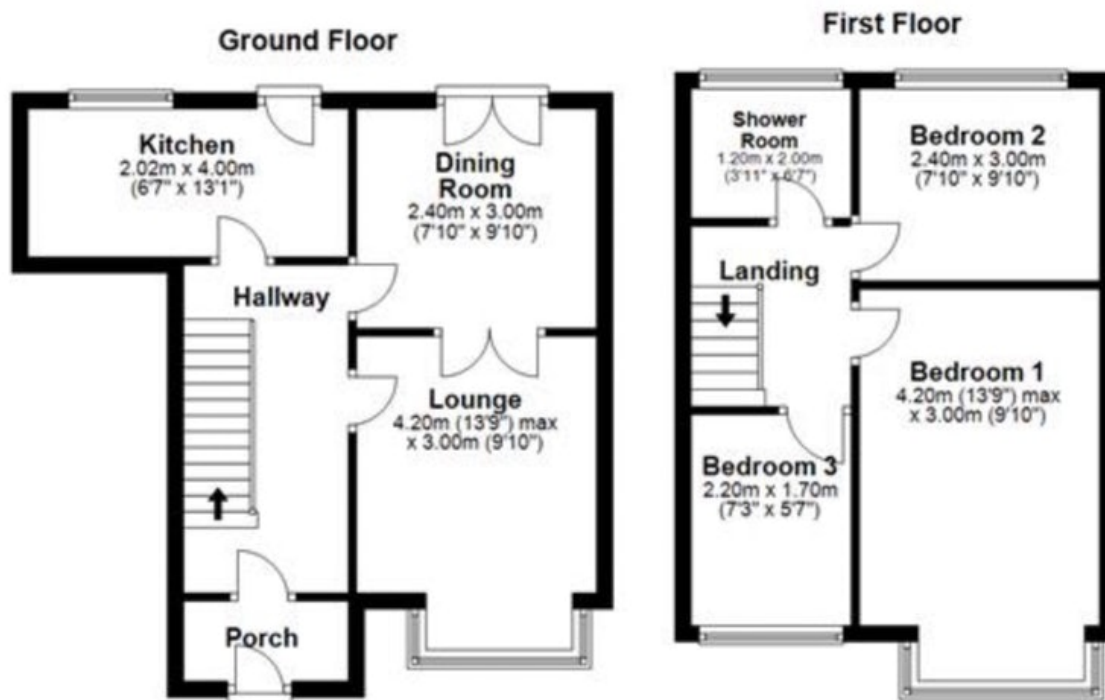
To the first floor there are three bedrooms - one with built in wardrobes plus the family shower room comprising vanity unit with wash hand basin over, W.C., corner shower cubicle and wood effect floor.

To the rear of the property accessed via french doors from the lounge is a lovely covered decked patio - a place to sit and admire the well tended lawn and mature established borders.

The front is flagged for off road parking, gated access, brick wall and small car park area.

**Viewing of this immaculately presented well maintained property is Highly Recommended.**

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

**87, Gordon Drive, Dovecot, LIVERPOOL, L14 7PX**

|   |   |
|---|---|
| <b>Dwelling type:</b> Semi-detached house   | <b>Reference number:</b> 9961-2872-7305-9321-0355   |
| <b>Date of assessment:</b> 22 October 2019  | <b>Type of assessment:</b> RdSAP, existing dwelling |
| <b>Date of certificate:</b> 24 October 2019 | <b>Total floor area:</b> 80 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>£ 2,781</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,050</b> |

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings   |
| Lighting                            | £ 219 over 3 years   | £ 219 over 3 years   | <div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could<br/>save £ 1,050<br/>over 3 years</p> </div> |
| Heating                             | £ 2,271 over 3 years | £ 1,311 over 3 years |  |
| Hot Water                           | £ 291 over 3 years   | £ 201 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 2,781</b>       | <b>£ 1,731</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 style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> | <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> |
|---|--|

| 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 | £ 780                        |
| 2 Floor insulation (suspended floor)                                     | £800 - £1,200    | £ 177                        |
| 3 Solar water heating  | £4,000 - £6,000  | £ 93                         |

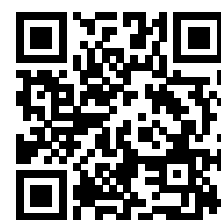
See page 3 for a full list of recommendations for this property.

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