



Mackets Lane, Liverpool, L25

£245,000

None

Tenure: Freehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Liverpool.

Key features:

- Generous Corner Plot
- Extended Modern Kitchen/Diner
- Front Rear & Side Gardens
- Four-Piece Family Bathroom
- Downstairs WC
- NO CHAIN!
- Motivated Vendor

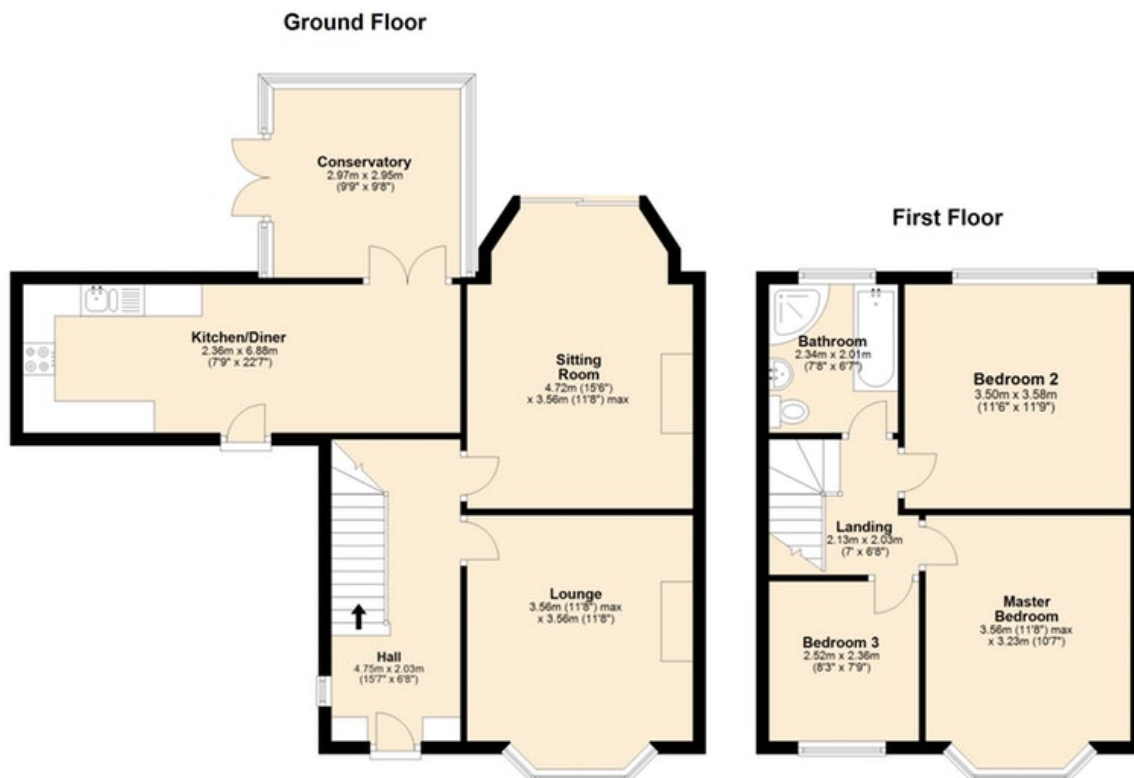
Extra info:

- **Property Age:** 75 years
- **Council Tax:** Band C (£1733.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Located on a generous corner plot, you can find this well-presented three bedroom semi-detached home. Extended to the side taking advantage of the sizeable plot. Enter the property into the porch, leading through into the hallway. The ground floor comprises a lounge, with laminate flooring and electric fireplace with wall-surround, mantelpiece and hearth. To the rear is a further reception room, with laminate flooring with a coal-effect gas fireplace, wall-surround, mantelpiece and hearth, with sliding patio doors to the rear. The kitchen posts are fully tiled floor, recessed spotlights thing, and exterior door leading out to the driveway, and a fully fitted range of modern, high-gloss kitchen units, with various integrated appliances and space and plumbing for further appliances. double-opening French doors lead out onto the rear conservatory. The conservatory itself is fully tiled, and offers a 180 degree view of the private rear garden, with double doors to the side leading out to the garden. To the first floor there are three well presented bedrooms, and finally a three piece family bathroom suite. To the front of the property there is a generous garden comprising a lawn area boasting a range of mature shrubs and trees, with a block-paved pathway leading to the front door, and giving access into the kitchen. To the rear garden mainly comprises a large artificial grass area, for an attractive and low maintenance look. There are raised borders with a range of mature shrubs, a patio area ideal for outdoor furniture and entertaining, and a storage shed to the rear. This property is now ready to view and available with NO CHAIN! Do not miss out on this rare opportunity, book your viewing online today.

Floor plan:



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

1, Mackets Lane, LIVERPOOL, L25 0QA

Dwelling type: Semi-detached house	Reference number: 2628-3058-7219-6121-3964
Date of assessment: 22 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 January 2019	Total floor area: 97 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:	£ 2,844
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 777 over 3 years </div>
Heating	£ 2,241 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 399 over 3 years	£ 243 over 3 years	
Totals	£ 2,844	£ 2,067	

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: #4caf50; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(1-20) G</td></tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Current	Potential	<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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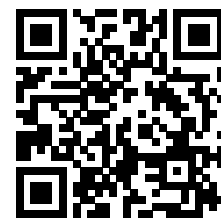
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 417
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 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 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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