

Willowdale Road, Liverpool, L9

£180,000

None

Tenure: Freehold, **Bedrooms:** 4

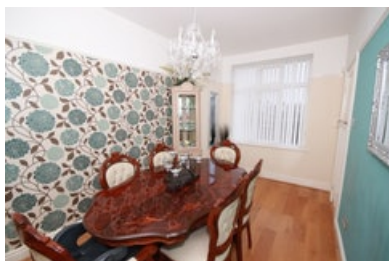
Brand new to the market is this superb four bedroom spacious family home located in the popular L9 suburb of Liverpool. The property is tastefully modernised throughout and the ground floor briefly consists of a spacious entrance hall, three reception rooms and an open plan

Key features:

- En suite
- Conservatory
- Four double bedrooms
- Three reception rooms
- Tastefully modernised
- Ideal Family home
- double fronted

Extra info:

- **Property Age:** 85 years
- **Council Tax:** Band C (£1733.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Brand new to the market is this superb four bedroom spacious family home located in the popular L9 suburb of Liverpool.

The property is tastefully modernised throughout and the ground floor briefly consists of a spacious entrance hall, three reception rooms and an open plan kitchen with modern units and worktops. There is also a large conservatory to the rear of the property.

To the first floor are to be found four double bedrooms of which three have fitted wardrobes. There is also a large modern family bathroom. The master bedroom has an en-suite with separate shower, hand basin and WC.

The front of the property has landscaped garden shrubs and off street parking. To the rear of the property is a detached garage, a good size patio area and a lawn area with mature shrubs.

This is an exceptionally large property and is unique in this residential area. The current owners have tastefully modernised throughout.

Local amenities and schools are within walking distance as are public transport and road links. The house is only a 10 minute car or train journey to Liverpool City Centre.

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

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

70, Willowdale Road, Walton, LIVERPOOL, L9 2AT

Dwelling type: Semi-detached house **Reference number:** 9019-2871-7390-9127-4195
Date of assessment: 29 November 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 01 December 2013 **Total floor area:** 141 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:	£ 5,217
Over 3 years you could save	£ 1,083

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 411 over 3 years	£ 207 over 3 years	
Heating	£ 4,470 over 3 years	£ 3,633 over 3 years	
Hot Water	£ 336 over 3 years	£ 294 over 3 years	
Totals	£ 5,217	£ 4,134	

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	Current	Potential	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.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	47	65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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	£ 277
2 Floor Insulation	£800 - £1,200	£ 133
3 Low energy lighting for all fixed outlets	£80	£ 172

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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