



Lingfield Close, Bootle, L30

£135,000

None

Tenure: Leasehold, **Bedrooms:** 3

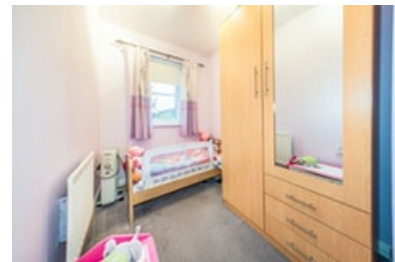
ATTENTION FIRST TIME BUYERS! - located on a quiet residential close, with no through traffic you can find this well presented three bedroom and terraced home. Setback from the road this home has been modestly improved over the years by the current owners, with newly painted soffits and fascias,

Key features:

- Ample Off-Road Parking
- Blank Canvass
- Private Rear Garden
- Newly Painted Soffits & Fascias
- Selected Furniture Available

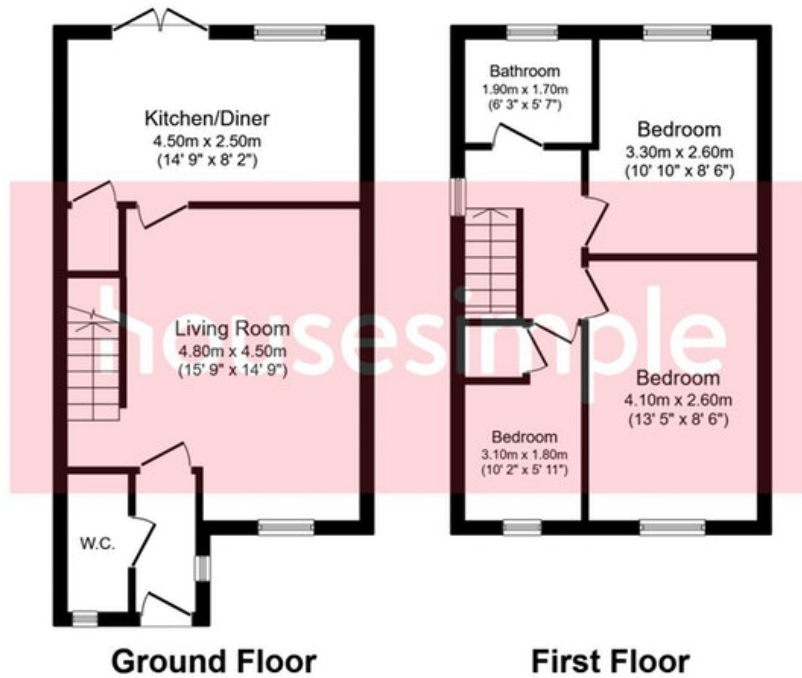
Extra info:

- **Property Age:** 16 years
- **Council Tax:** Band C (£1733.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 981 years remaining
Ground Rent: £78.00 per-annum
Maintenance Company: Estates and Management LTD



ATTENTION FIRST TIME BUYERS! - located on a quiet residential close, with no through traffic you can find this well presented three bedroom and terraced home. Setback from the road this home has been modestly improved over the years by the current owners, with newly painted soffits and fascias, newly turfed front lawn to name a few recent changes. We enter the property into the hallway, complete with downstairs WC. The hallway then leads through into the living room, with laminate flooring throughout, with stairs rising to 1st floor. The living room leads through into the kitchen diner to the rear, with laminate flooring throughout and comprising a range of fully fitted kitchen units, to include an integrated oven, four-ring gas hob, and extractor hood, with space and plumbing for further appliances, with tiling to all splashback areas. There is a generous under-stands storage cupboard, as well as double opening French doors to the rear leading out to the rear garden. To the first floor you will find two double bedrooms, and a further single, as well as a modern three-piece family bathroom suite. To the front of the property there is a generous lawn area alongside the driveway providing off-road parking for multiple vehicles as well as access to the rear garden. To the rear garden is mainly laid to lawn with a paved patio area ideal for outdoor furniture, without being overlooked to the rear for a private and peaceful outlook. This property is ready to live in, with scope to develop, making it the perfect investment for any first time buyer. Do not miss out, but your viewing online today.

Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Performance Certificate:

Energy Performance Certificate

30, Lingfield Close, Netherton, BOOTLE, L30 1BB

Dwelling type: End-terrace house	Reference number: 9862-2880-7595-9071-1391
Date of assessment: 30 November 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 03 December 2019	Total floor area: 70 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:	£ 1,872
Over 3 years you could save	£ 384

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: 50px; margin: 0 auto;"> You could save £ 384 over 3 years </div>
Heating	£ 1,251 over 3 years	£ 1,113 over 3 years	
Hot Water	£ 447 over 3 years	£ 201 over 3 years	
Totals	£ 1,872	£ 1,488	

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-x-small;">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: #e91e63; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-x-small;">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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Current</th></tr> <tr><td style="text-align: center; font-size: 2em;">69</td></tr> </table>	Current	69	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: x-small;">Potential</th></tr> <tr><td style="text-align: center; font-size: 2em;">87</td></tr> </table>	Potential	87	<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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87														

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 258
2 Solar water heating	£4,000 - £6,000	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 957

To receive advice on what measures you can take to reduce your energy bills, visit www.simplenenergyadvice.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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