



Deanland Drive, Liverpool, L24

£225,000

Offers Over

Tenure: Leasehold, **Bedrooms:** 4

A STYLISH & MODERN FAMILY HOME! - Located on a quiet residential development completed in 2015, you can find this modern and stylish four bedroom detached home. Close to arrange a convenient local amenities and transport links, this home is ideal for a growing family. Enter the property int

Key features:

- Four Double Bedrooms
- Off-Road Parking
- Master Ensuite
- Downstairs WC
- Private Rear Garden
- A MUST VIEW

Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band C (£1732.22 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 143 years remaining
Ground Rent: £220.00 per-annum
Maintenance Company: Peel Holdings



A STYLISH & MODERN FAMILY HOME! - Located on a quiet residential development completed in 2015, you can find this modern and stylish four bedroom detached home. Close to arrange a convenient local amenities and transport links, this home is ideal for a growing family. Enter the property into the porch, leading straight through into the well-presented lounge, laminate flooring throughout, and stairs rising to the first floor. To the rear there is a full-width open-plan kitchen/diner. Boasting fully tiled flooring, the kitchen/diner has a rear bay with double-opening French doors leading out into the rear garden, offering a private outlook into the rear garden, flooding the room with natural light. The kitchen itself comprises a comprehensive range of high gloss kitchen units, with a range of integrated appliances, to include an oven, and four ring gas hob, with space and plumbing for a dishwasher, all with under-unit lighting. Off the kitchen/diner is the utility room, with an exterior door leading out to the garden. The utility has further kitchen units with space and plumbing for a washing machine, and then leads through into the downstairs WC. To the first floor you can find four generous bedrooms, the master of which benefits from an ensuite shower room, double opening doors opening up to the Juliet balcony. Finally there is a modern three-piece bathroom suite, and further storage on the landing. To the front of the property there is a lawned area, with gravel borders and mature shrubs. Alongside the lawn is a driveway providing off-road parking as well as access to the garage via up and over door, as well as gated access to the rear. To the rear there is a generous and private rear garden, not overlooked, with high fences for a private outlook. There is a further patio area ideal for outdoor furniture. This property is immaculately presented, located on an enviable plot, and available to view. Book you're doing online today.

Floor plan:



Total area: approx. 114.0 sq. metres (1226.8 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

15, Deanland Drive, LIVERPOOL, L24 1WA

Dwelling type: Detached house	Reference number: 8514-7234-2620-8255-4992
Date of assessment: 15 April 2014	Type of assessment: SAP, new dwelling
Date of certificate: 15 April 2014	Total floor area: 107 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:	£ 1,566
Over 3 years you could save	£ 231

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 177 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 231 over 3 years</p> </div>
Heating	£ 975 over 3 years	£ 993 over 3 years	
Hot Water	£ 300 over 3 years	£ 165 over 3 years	
Totals	£ 1,566	£ 1,335	

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: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #8ebf42; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #c6e0b4; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #f0e68c; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">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 style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="font-size: 2em; text-align: center;">80</td></tr> </table>	Current	80	<table style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="font-size: 2em; text-align: center;">92</td></tr> </table>	Potential	92	<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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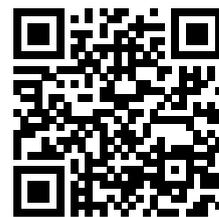
Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£45	£ 99
2 Solar water heating	£4,000 - £8,000	£ 129
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 741

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MISREPRESENTATION ACT, 1967.

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