

## Raven Meols Lane, Liverpool, L37

**£499,995**

None

**Tenure:** Freehold, **Bedrooms:** 5

.....STUNNING DETACHED PROPERTY IN SOUGHT AFTER AREA OF FORMBY ..... New to the market this stunning detached five bedroom property has been extended and modernised to a very high standard and is tastefully decorated throughout. Requiring no work the property is si

## Key features:

- Modernised property
- 5 Bedrooms
- 2 Bathrooms
- Modern Fitted kitchen with range cooker
- Extended
- Plantation Shutters
- Separate Annexe
- Immaculately presented
- Sought after area
- Catchment area for excellent schools
- Mature gardens

## Extra info:

- **Property Age:** 98 years
- **Council Tax:** Band F (£2701.27 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



.....STUNNING DETACHED PROPERTY IN SOUGHT AFTER AREA OF FORMBY .....

New to the market this stunning detached five bedroom property has been extended and modernised to a very high standard and is tastefully decorated throughout. Requiring no work the property is situated in the sought after area of Formby and has excellent amenities and is within the catchment area for the excellent schools nearby.

From the main entrance you enter an inner porch/vestibule which leads to the spacious bright welcoming hall. To the right is a reception room which is currently being used as a snug but would make an ideal study. To the left of the hall is the large bright lounge which has wooden flooring and log burner fire with feature fireplace. At the end of the hall you enter the large kitchen diner which has french doors which access the rear wooden decking patio and garden. The kitchen has been fully fitted with modern white high gloss units and is finished with wooden worktops, integrated appliances and range cooker.

From the kitchen you enter the extension which can be used as a self contained annexe, there is a large living area with kitchen and a spiral staircase which goes up to the master bedroom. There is direct access to the front driveway and also access to the patio and garden. There are two bedrooms and a modern bathroom which is set up as a wet room and is ideal for disabled access.

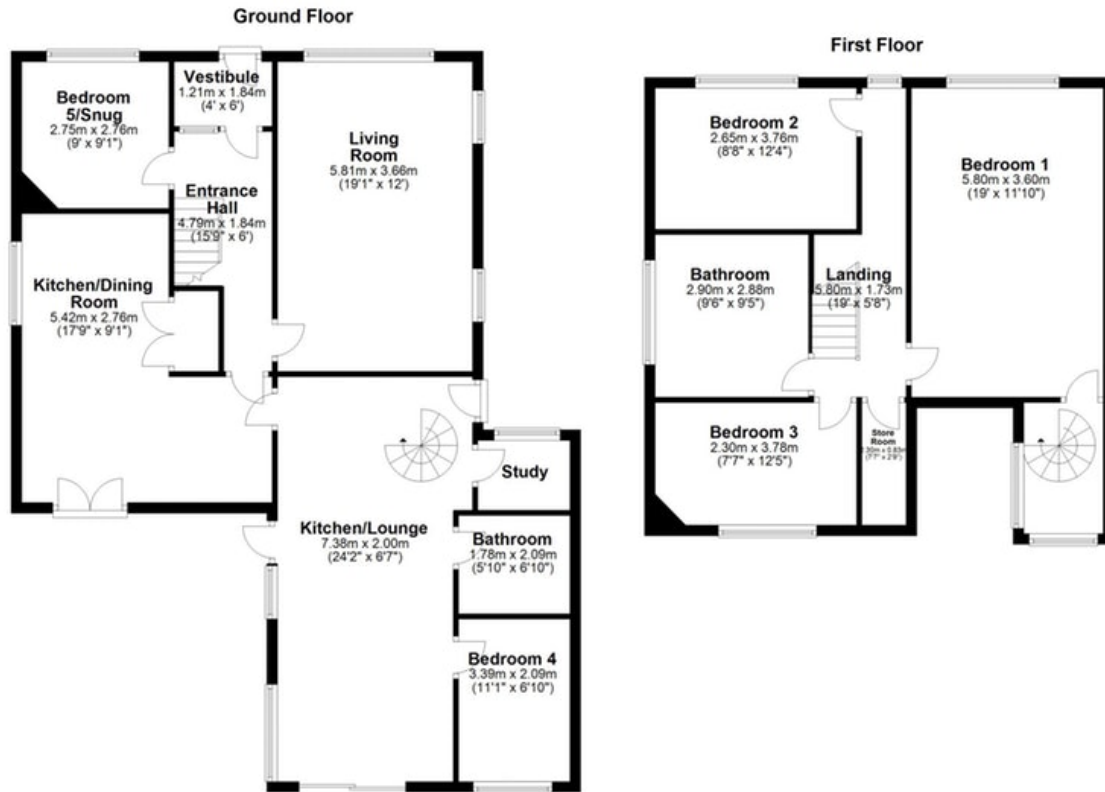
To the first floor there are two double bedrooms and a very large master bedroom. There is a stunning modern bathroom with white suite and separate shower, this luxury bathroom is completed with designer tiling to the walls and floor.

To the front of the property is a good size garden and a large driveway which would accommodate several cars, to the rear is a large decked patio area and lovely mature garden.

This property is ideally situated within walking distance of Formby Town Centre giving excellent facilities nearby and is in the catchment area for excellent schools. Formby train station is within walking distance and there are very good transport and road links.

This is an absolutely stunning property in the sought after area of Formby, having many character features which have been retained whilst being modernised to a very high standard. Being move in ready we thoroughly recommend early viewing to fully appreciate all the qualities this stunning property has to offer.

Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

60, Raven Meads Lane  
LIVERPOOL  
L37 4DG

Dwelling type: Detached house  
Date of assessment: 28-Mar-2011  
Date of certificate: 28-Mar-2011  
Reference number: 8169-6227-8030-2548-4922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 201 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating

Rating	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
Current	60	72

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		
Current	61	72

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	237 kWh/m <sup>2</sup> per year	166 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.2 tonnes per year	5.1 tonnes per year
Lighting	£227 per year	£130 per year
Heating	£1221 per year	£868 per year
Hot water	£167 per year	£158 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

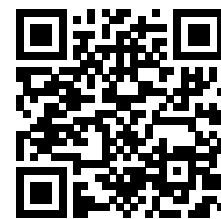
To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### 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