



Lumley Street, Liverpool, L19

£170,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

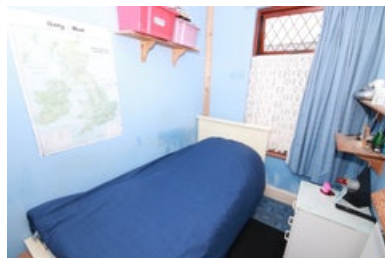
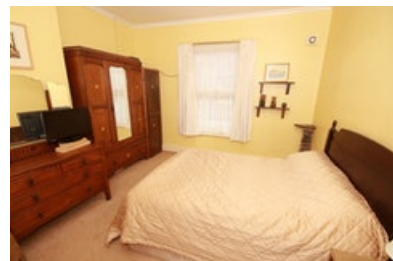
..... SPACIOUS MID TERRACENO CHAIN New to the market this spacious mid terrace property is situated in a popular area of Garston, Liverpool. Having three bedrooms and two reception rooms this would make an ideal family home, with the opportunity to develop and add

Key features:

- No chain.
- Spacious 3 bed
- 2 reception rooms
- catchment area to OUTSTANDING Ofsted rated Primary School
- Easy walking distance to Cressington Station and South Parkway Station
- Main bus routes near by

Extra info:

- **Property Age:** 110 years
- **Council Tax:** Band B (£1516.56 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking



..... SPACIOUS MID TERRACENO CHAIN

New to the market this spacious mid terrace property is situated in a popular area of Garston, Liverpool. Having three bedrooms and two reception rooms this would make an ideal family home, with the opportunity to develop and add value the property warrants early inspection.

From the main entrance you enter a bright spacious hallway with staircase to the first floor, to the left you enter the front lounge which has large bay window and feature fireplace, next to the lounge is the rear reception room.

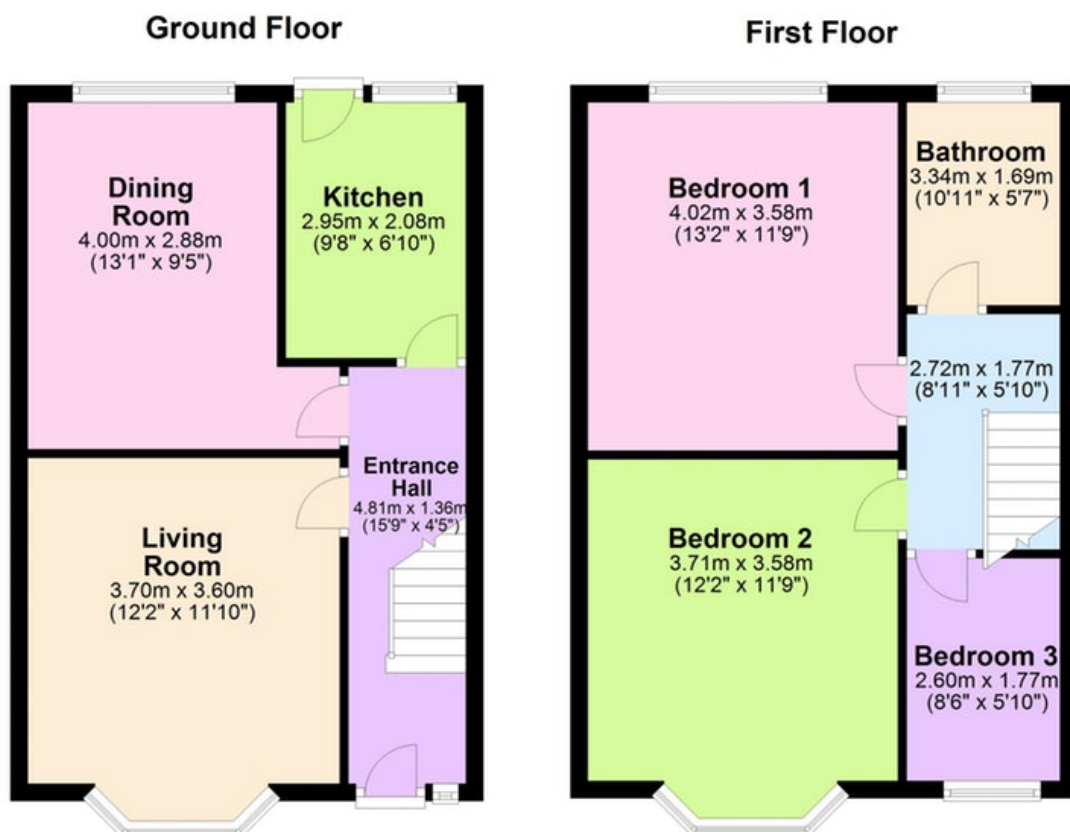
At the end of the hall you enter the kitchen which has a range of wall and base units and door leading out to the courtyard garden which is fully paved.

On the first floor there are two large double bedrooms and a good size single bedroom. The family bathroom has white suite.

Excellent amenities and "outstanding" and "good" OFSTED rated primary schools are within walking distance and the property is ideally situated for good road and transport links with the nearby train network at Cressington and South Parkway stations a few minutes walk away.

This is a lovely property which is spacious and presents the opportunity to add value with some minor updating and we thoroughly recommend early viewing to fully appreciate all the qualities this property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

9, Lumley Street, LIVERPOOL, L19 1QY

Dwelling type: Mid-terrace house	Reference number: 8008-4419-5529-3606-7983
Date of assessment: 09 January 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 March 2018	Total floor area: 101 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:	£ 2,538
Over 3 years you could save	£ 816

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 198 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 816 over 3 years</p> </div>
Heating	£ 1,965 over 3 years	£ 1,308 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
Totals	£ 2,538	£ 1,722	

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

Not energy efficient - higher running costs

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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 405
2 Floor insulation (suspended floor)	£800 - £1,200	£ 144
3 Low energy lighting for all fixed outlets	£15	£ 51

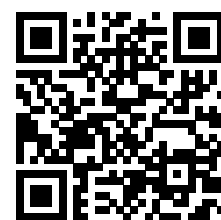
See page 3 for a full list of recommendations for this property.

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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