



Parkfield Road, Liverpool, L22

£160,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

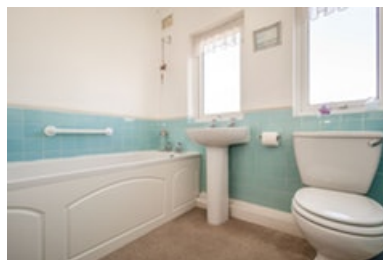
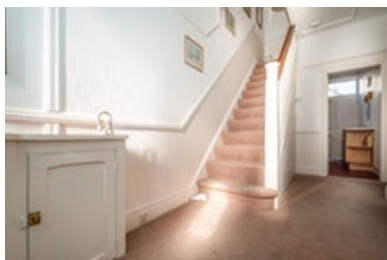
Set in a popular residential area of Waterloo, on a quiet road, is this well presented three bedroom mid terrace property, an ideal home for first time buyers, families and investors. The accommodation is bright and spacious throughout and ready to move in to or as a perfect project to make the prope

Key features:

- Three Bedrooms
- Two Reception Rooms
- Storage Space
- Good Sized Rear Yard
- Street Parking
- Crosby Village
- Transport Links
- Schools
- Parks
- Crosby Beach

Extra info:

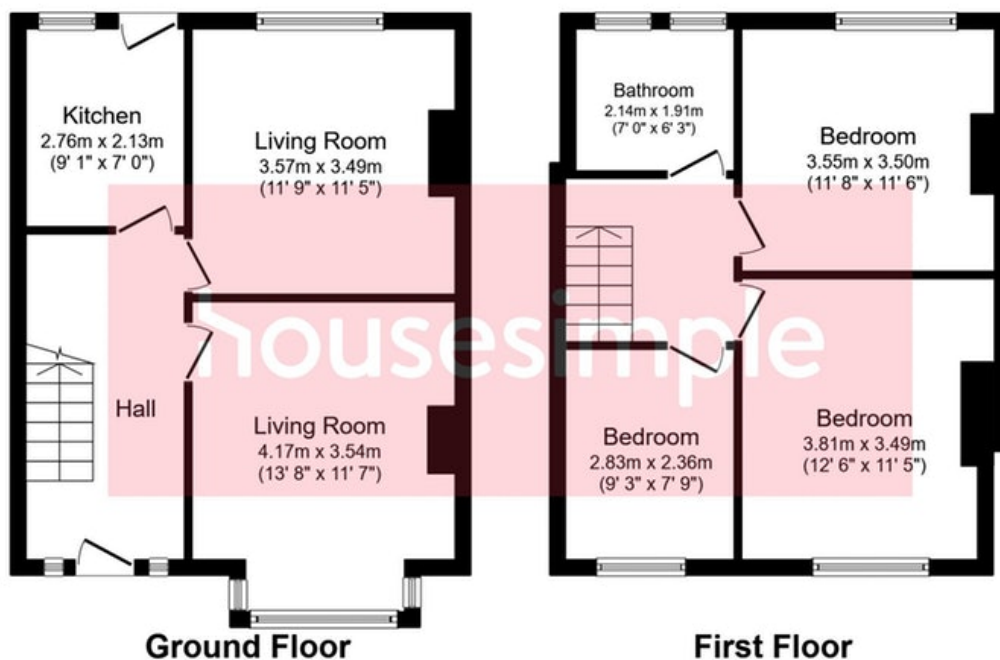
- **Property Age:** 100 years
- **Council Tax:** Band B (£1464.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



Set in a popular residential area of Waterloo, on a quiet road, is this well presented three bedroom mid terrace property, an ideal home for first time buyers, families and investors. The accommodation is bright and spacious throughout and ready to move in to or as a perfect project to make the property your own. Downstairs off the generous hallway there is a good sized living room, with a lovely feature fire giving it a cosy feel. There is also a second reception room that could be used as a dining room, making this space perfect for entertaining family and friends. The kitchen has a full range of modern units. To the first floor are two good sized double bedrooms, with plenty of storage space and a single bedroom, ideal as a nursery, dressing room or study and there is a tastefully decorated family bathroom. The property benefits from gas central heating throughout. Outside is a lovely private rear yard, with a large paved area, making a perfect outdoor living space for alfresco summer evenings. A brick built shed provides secure storage. To the front of the property is on street parking.

The property is in close proximity to all local amenities, with Crosby village just a stones throw away, with shops, pubs, bars, restaurants, cafes and salons, as well as having an abundance of great schools in the area and transport links with access to Liverpool city centre and motorways ideal for the daily commute. The beautiful Crosby Coastal Park and Rimrose Valley Country Park are nearby, as well as other green spaces. This property is a must see..book 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

17, Parkfield Road, Waterloo, LIVERPOOL, L22 4RH

Dwelling type: Mid-terrace house **Reference number:** 0067-2897-7375-2690-6711
Date of assessment: 13 March 2020 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 March 2020 **Total floor area:** 88 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:	£ 2,388
Over 3 years you could save	£ 888

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 198 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 888 over 3 years </div>
Heating	£ 1,761 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 369 over 3 years	£ 207 over 3 years	
Totals	£ 2,388	£ 1,500	

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-small;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p> </div> <div style="width: 50%; text-align: center;"> <table border="1" style="margin: auto;"> <tr> <th style="font-size: x-small;">Current</th> <th style="font-size: x-small;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">88</td> </tr> </table> </div> </div>	Current	Potential	68	88	<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>
Current	Potential				
68	88				

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

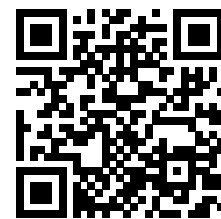
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 369
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129
3 Low energy lighting for all fixed outlets	£20	£ 51

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.

MISREPRESENTATION ACT, 1967.

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