

Avon Close, Liverpool, L33

Tenure: Freehold, **Bedrooms:** 3

Housesimple is pleased to present this property in Liverpool.

£140,000

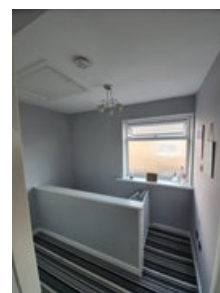
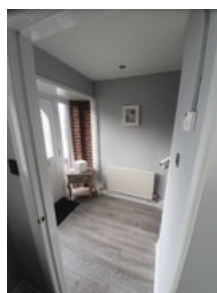
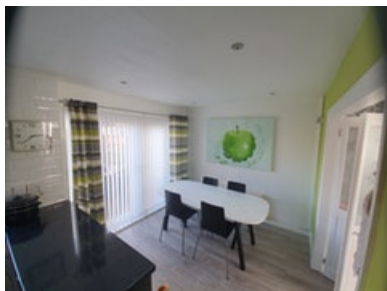
Offers in Region of

Key features:

- Three Bedrooms
- Open Plan Kitchen Diner
- Tastefully Decorated
- Fireplace
- Storage
- Large Garden
- Driveway
- Local Amenities
- Schools
- Transport Links
- Parks

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£1215.48 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



Set in a popular residential area of Melling, in a quiet close, is this well presented three bedroom semi detached property, an ideal home for first time buyers and growing families. The accommodation is bright and spacious throughout, where modern meets homely. Downstairs the property has a good sized living room, with a lovely feature fireplace giving it a cosy feel. Leading from this is a large open plan kitchen diner making this space perfect for entertaining family and friends. It also boasts under stairs storage. To the first floor are two good sized double bedrooms, with plenty of storage and a single bedroom, ideal as a nursery, dressing room or study and there is a tastefully decorated family bathroom. Outside is a beautiful garden, with a large lawn and decked area, making a perfect outdoor living space for alfresco summer evenings. To the front of the property is a private driveway.

The property is in close proximity to all local amenities, with Aintree shopping park just a stones throw away, as well as Kirkby town centre full of shops, pubs, cafes and salons, as well as having an abundance of great schools in the area and transport links with access to the city centre, Warrington and Manchester, ideal for the daily commute. The beautiful Siding Lane Nature Reserve is nearby, as well as other green spaces, perfect for all leisure activities. This property is a must see..book your viewing online today.

Energy Performance Certificate:

Energy Performance Certificate

9, Avon Close, Kirkby, LIVERPOOL, L33 4DB

Dwelling type: Semi-detached house	Reference number: 8309-0354-9329-8297-0763
Date of assessment: 15 March 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 March 2016	Total floor area: 72 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:	£ 1,947
Over 3 years you could save	£ 333

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 147 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 333 over 3 years</p> </div>
Heating	£ 1,320 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 399 over 3 years	£ 249 over 3 years	
Totals	£ 1,947	£ 1,614	

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-top: 5px;">Very energy efficient - lower running costs</p> <p style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</p>	<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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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 126
2 Low energy lighting for all fixed outlets	£25	£ 69
3 Solar water heating	£4,000 - £6,000	£ 144

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

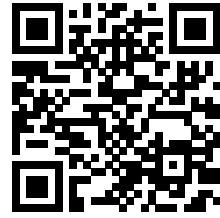
To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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To view this property call Housesimple on 0333 103 8390 or visit housesimple.com/property/view/131957

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