



Lynscott Place, Liverpool, L16

£184,600

Offers in Region of

Tenure: Leasehold, **Bedrooms:** 3

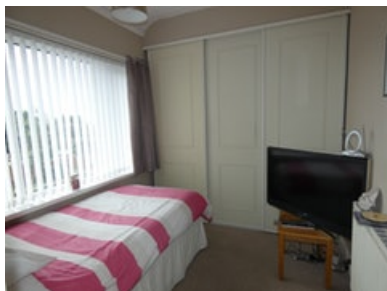
New to the market is this well presented three bedroom semi detached property located in the corner of the private cul de sac Lynscott place, located just off rocky lane this property is perfectly located for local, shops and amenities, public transport and motorways links as well as in the cat

Key features:

- Three bedrooms
- Cul-de-sac location
- Front and Rear gardens

Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band B (£1444.09 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking
- **Lease info:** 900 years remaining
Ground Rent: £5.30 per-annum
Maintenance Company: Simarc



New to the market is this well presented three bedroom semi detached property located in the corner of the private cul de sac Lynscott place, located just off rocky lane this property is perfectly located for local, shops and amenities, public transport and motorways links as well as in the catchment area of some of Liverpool's most sought-after schools. This property is in a fantastic location and viewings are highly recommended to appreciate the property currently being offered for sale.

Entrance Hall 1.77 x 2.02

upvc door to front, radiator, cloak cupboard

Lounge 5.12 x 3.40/

upvc window to front, radiator, feature fireplace with gas fire

Dining area 3.03 x 2.45

upvc window to the rear, radiator

Kitchen 4.90 x 2.45

upvc window to rear, Upvc door to rear garden, range of wall and base units with contrasting work surfaces, integrated fridge, freezer, cooker, hob and extractor fan.

Family Bathroom 2.16 x 1.67

upvc window to rear, low-level w.c, pedestal wash basin, bath with overhead shower, tiled to compliment

Bedroom 1 3.31 x 3.05

upvc window to front, radiator, fitted wardrobes

Bedroom 2 3.27 x 2.45

upvc window to rear, fitted wardrobes, radiator

Bedroom 3 2.16 x 2.25

upvc window to front, radiator

Floor plan:

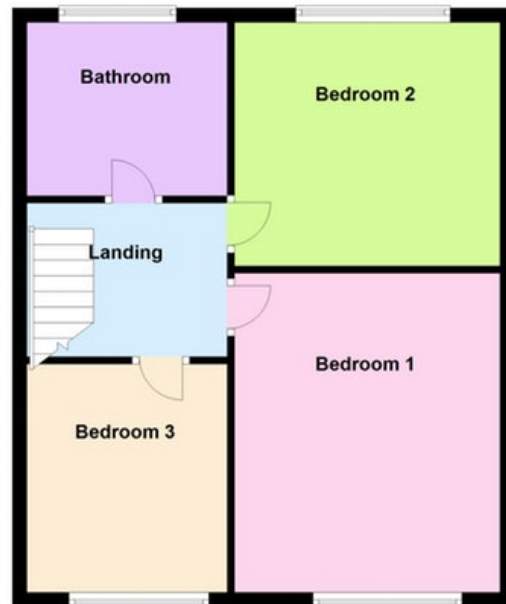
Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 52.0 sq. metres (560.1 sq. feet)



Total area: approx. 96.7 sq. metres (1041.0 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate
 HM Government

1, Lynscott Place, LIVERPOOL, L16 1JH

Dwelling type: Semi-detached house	Reference number: 0788-2050-7271-0298-6974
Date of assessment: 08 September 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 September 2018	Total floor area: 68 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:	£ 2,052
Over 3 years you could save	£ 345

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	<div style="background-color: #5499c7; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 345 over 3 years </div>
Heating	£ 1,629 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
Totals	£ 2,052	£ 1,707	

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: 8px;">Very energy efficient - lower running costs</p> <p style="font-size: 8px;">Not energy efficient - higher running costs</p>	<table border="1" style="border-collapse: collapse; width: 50px;"> <tr><th style="font-size: 8px;">Current</th></tr> <tr><td style="text-align: center; font-size: 12px;">63</td></tr> <tr><th style="font-size: 8px;">Potential</th></tr> <tr><td style="text-align: center; font-size: 12px;">83</td></tr> </table>	Current	63	Potential	83	<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						
63						
Potential						
83						

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 159
2 Floor insulation (suspended floor)	£800 - £1,200	£ 96
3 Solar water heating	£4,000 - £6,000	£ 90

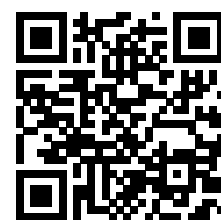
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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