



Burman Road, Liverpool, L19

£170,000

Offers Over

Tenure: Freehold, **Bedrooms:** 3

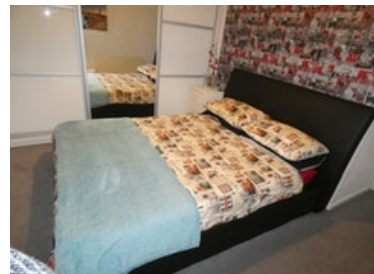
HouseSimple are pleased to present this property in Liverpool in a much sought after location of Allerton. Standing on a big corner plot, this property is beautifully maintained and spacious throughout and is perfect for families, first time buyers and people downsizing. Upon en

Key features:

- Three Bedrooms
- Modern Bathroom
- Modern Kitchen
- Corner plot
- Gas central Heating
- Double Glazing

Extra info:

- **Council Tax:** Band B (£1444.09 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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Upon entering the accommodation you are greeted by a bright spacious lounge/diner room having underfloor heating and recess for a TV to be installed on the wall. Furthermore, there is a modern fitted kitchen with a range of wall and base units with fancy LED lighting again having underfloor heating. The kitchen opens up to a decked back garden. There is a W/C downstairs.

To the first floor you will find three bedrooms with fitted wardrobes and a family bathroom complete with modern three piece suite and over bath shower. There is also a boarded loft providing extra storage space.

Externally there is an amazing sized garden to the rear aspect and is the perfect space for children, entertaining and enjoying al-fresco dining during the summer months. The front has a driveway and front and side gardens offering scope for extension.

This property further benefits from gas central heating and is double glazed throughout with georgian windows in the front.

Located off Long Lane in the desirable area of L19, this property has an array of local facilities and amenities within ease reach. There is both local and superstore shopping available, health clubs, parks and fantastic schools for all ages within the catchment of this property.

There is good public transport located nearby with South Parkway railway and bus station only a short walk away. This location is only a short drive away to the major motorway junctions.

Floor plan:



Total area: approx. 98.7 sq. metres (1062.6 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

14, Burman Road, LIVERPOOL, L19 6PN

Dwelling type: Semi-detached house	Reference number: 0669-2890-6135-9595-5041
Date of assessment: 10 July 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 July 2015	Total floor area: 84 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:	£ 2,589
Over 3 years you could save	£ 774

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 162 over 3 years	
Heating	£ 2,052 over 3 years	£ 1,437 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 2,589	£ 1,815	

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> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #0070c0; color: white; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #4caf50; color: white; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #8bc34a; color: white; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #ff9800; color: white; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #ff5722; color: white; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #d32f2f; color: white; text-align: center;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070c0; color: white;">Current</th> <th style="background-color: #0070c0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">84</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table>	Current	Potential	84	85	<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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Current	Potential												
84	85												

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

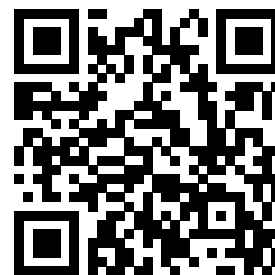
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 501
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117
3 Low energy lighting for all fixed outlets	£15	£ 48

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.

MISREPRESENTATION ACT, 1967.

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