



## Lancaster Street, Liverpool, L9

**£57,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 3

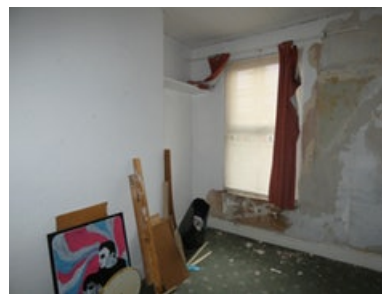
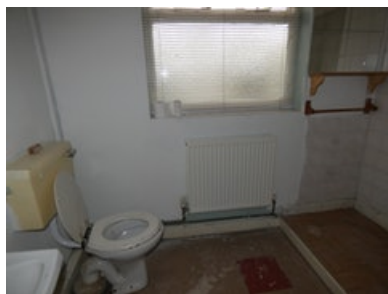
Open Day Saturday 20th June 10.00 am - 12.00 pm. Three bedroom mid terrace in the popular area of L9 Walton close to plenty of local shops and Amenities and a variety of public transport and motorway links on the doorstep this is an ideal property for first time buyers and investors alike wi

## Key features:

- Investment opportunity
- Three bedrooms
- Two Reception rooms
- in need of full refurbishment

## Extra info:

- **Property Age:** 71 years
- **Council Tax:** Band A (£1237.79 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



## FANTASTIC INVESTMENT OPPORTUNITY?

Three bedroom mid terrace in the popular area of L9 Walton close to plenty of local shops and Amenities and a variety of public transport and motorway links on the doorstep this is an ideal property for first time buyers and investors alike within easy reach of both Everton and Liverpool football clubs and Liverpool city centre.

The property is in need of a full cosmetic upgrade, viewings are highly recommended

## Floor plan:



## Energy Performance Certificate:

Energy Performance Certificate

34, Lancaster Street  
Walton  
LIVERPOOL  
L9 1BQ

Dwelling type: Mid-terrace house  
Date of assessment: 06 May 2010  
Date of certificate: 06 May 2010  
Reference Number: 0168-4038-6235-7650-6994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 99 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(93-100) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	53
(40-54) <b>E</b>		
(21-39) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales  
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(93 plus) <b>A</b>		
(81-92) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	44	50
(40-54) <b>E</b>		
(21-39) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales  
EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	298 kWh/m <sup>2</sup> per year	262 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.9 tonnes per year	4.3 tonnes per year
Lighting	£102 per year	£51 per year
Heating	£728 per year	£669 per year
Hot water	£114 per year	£108 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

### MISREPRESENTATION ACT, 1967.

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