

Your local property experts

Adams
residential sales



Semi-Detached Cottage

Scope to Extend

NO CHAIN

Spectacular Rear Garden

Prime Residential Area

Early Viewing Essential

High Street

Liverpool, L24 4AF

**Offers in Excess
of £200,000**

Oozing a wealth of charm and character with superb gardens is this two bedroom semi-detached cottage that is located in the sought after Hale Village area convenient for motorway access and local amenities. The property is brought to market with the benefit of NO ONWARD, with scope to extend with the usual planning consent obtained an early viewing is strongly recommended. Features include two reception rooms, modern kitchen and refitted shower room to the ground floor. Landing and two double bedrooms to the first floor. Externally, pleasant well tended gardens, the rear being of particular note and off road parking provision to side of house.

Ground Floor



Lounge 15' 8" x 11' 9" (4.77m x 3.58m)

Door to front, solid oak flooring, feature gas fire, stairs to first floor and UPVC window to front.



Dining Room 15' 8" x 8' 9" (4.77m x 2.66m)

Solid oak flooring, gas fire and UPVC windows to side and rear.



Kitchen 12' 9" x 6' 10" (3.88m x 2.08m)

Tiled flooring, fitted with a contemporary range of matching base and wall units, inset sink and mixer tap, tiled splashbacks, integrated fridge/freezer, space for appliances and central heating radiator, stable door to rear porch.

Shower Room

Refitted wet room, comprising low level w.c., wash hand basin, walk-in shower enclosure, central heating radiator and UPVC window to rear.

First Floor

Landing

UPVC window to side.



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Bedroom 1 12' 5" x 11' 9" (3.78m x 3.58m)
Central heating radiator, fitted wardrobe and UPVC window to front.

Bedroom 2 15' 9" x 8' 4" (4.80m x 2.54m)
Central heating radiator and UPVC window to front.

Externally



Gardens

Pleasant front garden with off road parking provision to the side. The rear really does need to be viewed to be fully appreciated, mainly laid to lawn with planted borders, benefits from brick out house. Viewing essential

Viewing

Via the Widnes office on 0151 402 4055.

Note

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide purposes only and all dimensions are approximate.



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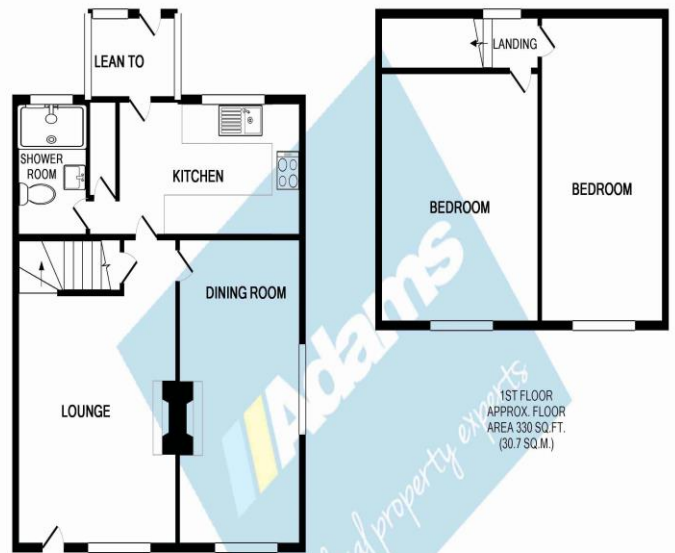
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TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Performance Certificate

34, High Street, Hale Village, LIVERPOOL, L24 4AF

Dwelling type: Semi-detached house

Date of assessment: 13 June 2016

Date of certificate: 13 June 2016

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

Reference number: 0246-2857-7967-9396-5015

Type of assessment: RdSAP, existing dwelling

Total floor area: 74 m²

Estimated energy costs of dwelling for 3 years:		£ 3,672
Over 3 years you could save		£ 1,833

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 150 over 3 years	<div style="background-color: green; color: white; padding: 5px; border: 1px solid black;"> You could save £ 1,833 over 3 years </div>
Heating	£ 3,120 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 3,672	£ 1,839	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
 (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	<div style="background-color: yellow; border: 2px solid black; padding: 5px; font-weight: bold;">46</div>	<div style="background-color: green; border: 2px solid black; padding: 5px; font-weight: bold;">83</div>

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 225	🟢
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,038	🟢
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 171	🟢

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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