



**RECENTLY REFURBISHED KITCHEN &
BATHROOM**

**DOUBLE GLAZED
GARDEN**

OFF ROAD PARKING

LONG TERM OPTION

GAS CENTRAL HEATING



**Coral Avenue
L36 2PY**

**Monthly Rental Of
£825**

ENTRANCE

White upvc front door from the front driveway, leading directly into the Hallway, facing the stairs to the First Floor. Ceiling light fitting, radiator, grey fitted carpet. Door leading to Front Reception Room.

FRONT RECEPTION

Neutral painted walls, ceiling light fitting, radiator, white painted fire surround with cream marble effect hearth, radiator, front aspect double glazed bay window, grey fitted carpet. Understairs storage.

REAR RECEPTION

Through interior door from Front Reception. Understairs storage cupboard, ceiling light fitting, radiator, rear aspect double glazed window overlooking rear garden. Door leading to Kitchen.

KITCHEN

Modern cream fitted units with brushed steel bar handles and contrasting black work tops. Window overlooking garden. Partly tiled walls. Radiator. Door to garden. Vinyl flooring. Stainless steel sink and mixer taps. Integrated appliances including fridge freezer, gas hob, electric oven, stainless steel hood extractor, washer dryer.

STAIRS AND LANDING

Neutral decor, 4 doors from Landing on the first floor. Loft access, ceiling light fitting, grey fitted carpet.

BATHROOM

Tiled walls throughout, wall mounted towel heater, rear aspect frosted glass double glazed windows. Wall mounted heated towel rail. White modern suite comprising basin w.c and sink set within a white gloss vanity unit and bath with shower and screen.

REAR DOUBLE BEDROOM (BED 2)

Neutral painted walls, double glazed rear aspect window, light fitting, radiator, grey fitted carpets.

FRONT DOUBLE BEDROOM (BED 1)

Neutral painted walls, front aspect double glazed window, wall mounted radiator, light fitting, grey fitted carpets.

FRONT SINGLE BEDROOM (BED 3)

Neutral painted walls, front aspect double glazed window, wall mounted radiator, light fitting, grey fitted carpets.



This refurbished 3 bedroom END TERRACED HOUSE WITH GARDEN and DRIVE WAY PARKING is now available To Let. Other benefits of this house include a MODERN KITCHEN WITH INTEGRATED APPLIANCES, MODERN BATHROOM, recently fitted carpets, double glazing and gas central heating throughout. On the ground floor of the property you will step into the hallway with stairs and door to the front reception room, a door to the rear reception room at the middle of the house and kitchen at the rear of the property with a door leading out to the garden. On the first floor off the landing you will find the bathroom and 3 bedrooms. Check out the video on homelets.co.uk and get in touch with us today!

79, Coral Avenue, LIVERPOOL, L36 2PY

Dwelling type: end-terrace house
 Date of assessment: 21 August 2017
 Date of certificate: 25 August 2017

Reference number: 2498-0095-7278-5833-5984
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 73 m²

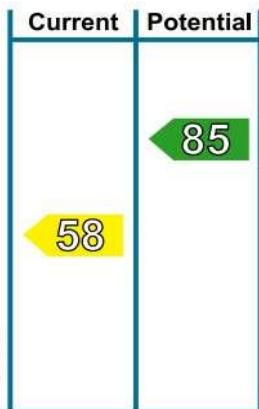
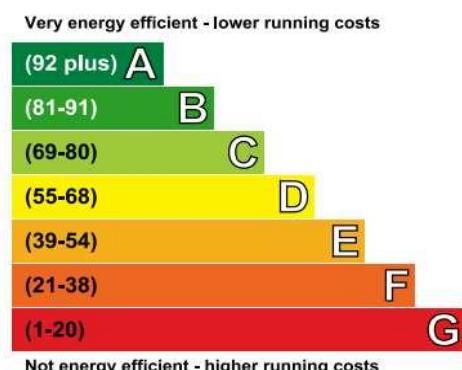
Use this document to:

- 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:	£ 2,745		
Over 3 years you could save	£ 1,080		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 2,286 over 3 years	£ 1,308 over 3 years	
Hot Water	£ 309 over 3 years	£ 207 over 3 years	
Totals	£ 2,745	£ 1,665	 You could save £ 1,080 over 3 years

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



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).

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.

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	£ 78
2 Internal or external wall insulation	£4,000 - £14,000	£ 729
3 Floor insulation (suspended floor)	£800 - £1,200	£ 102

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.