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AVAILABLE MID OCTOBER 2024

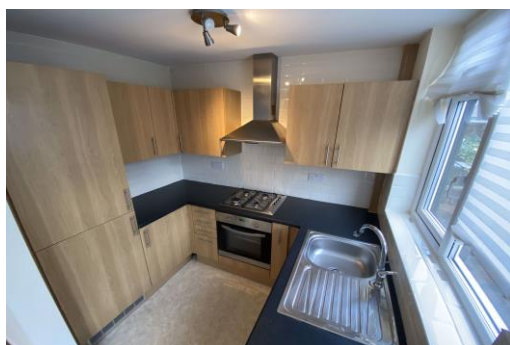
GAS CENTRAL HEATING

DOUBLE GLAZING

FRENCH DOORS TO REAR GARDEN

UN-FURNISHED

INTEGRATED APPLIANCES



Aberdale Road
L13 5YF

Monthly Rental Of
£895

ENTRANCE HALLWAY

Enter into the house through a white upvc door into the Hallway with stairs to first floor, carpet fitted, cupboards housing meters and consumer units, gas central heating radiator and understairs storage.

RECEPTION ROOM 1

Front aspect, double glazed bay window, central heating radiator, carpet fitted.

RECEPTION ROOM 2

French doors to rear garden, carpet fitted, radiator, opening to fitted kitchen.

KITCHEN

Range of wall and base units with contrasting work top, stainless steel gas hob, integrated electric oven and extractor, integrated fridge freezer and washing machine. Double glazed window overlooking rear garden. Vinyl laid to floor, partly tiled walls.

BATHROOM

Bath with shower over, tiled throughout, double glazed frosted window, low level wc and pedestal sink, vinyl laid to floor, chrome towel heater.

BEDROOM 1

Front aspect double glazed bay windows, carpet laid, gas central heating, double size.

BEDROOM 2

Double size, rear aspect double glazed windows, carpets, fitted cupboards for storage, radiator

BEDROOM 3

Front aspect bay window with deep sill, single size, carpet laid, radiator.



Three bedroom mid terraced home located towards the end of a one-way residential street, suitably located for access to Queens Drive and Edge Lane, with plenty of shops in between covering small independents and larger supermarkets for your convenience. The house benefits from 2 good sized reception rooms on the ground floor, one which would be an ideal dining room with access directly into the kitchen and French doors leading out to the rear garden (partly flagged with lawn and useful brick built storage). You will find further outdoor green space in the popular green flag Doric Park, which is just a moments walk away. Back inside the house, the kitchen is fitted with integrated appliances including washing machine, fridge freezer, oven and hob. Back out to the hallway, there are stairs to the first floor with useful storage underneath. The bathroom is tiled throughout and has a white suite including a shower over the bath. There is a double bedroom with fitted cupboards at the rear of the house, with a further double and single with bay windows to the front. We let many houses in this area and find it to be an extremely popular area. Check out the video - homelets.co.uk. Viewings to be held from 14th October 2024.

Energy Performance Certificate



60, Aberdale Road, LIVERPOOL, L13 5YF

Dwelling type: Mid-terrace house
Date of assessment: 28 October 2015
Date of certificate: 28 October 2015

Reference number: 9341-2808-7400-9125-4625
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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:	£ 2,241
Over 3 years you could save	£ 774

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 1,764 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 2,241	£ 1,467	

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

Very energy efficient - lower running costs

(92 plus) 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

Current	Potential
68	89

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 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Internal or external wall insulation	£4,000 - £14,000	£ 498
3 Floor insulation (suspended floor)	£800 - £1,200	£ 84

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

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.