



**IDEAL FOR 1ST TIME BUYER**

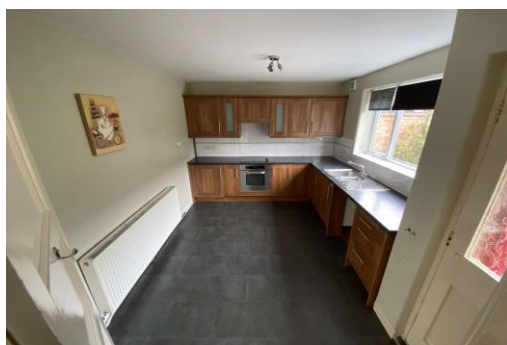
**OFF ROAD PARKING**

**GAS CENTRAL HEATING**

**WOULD SUIT A GROWING FAMILY**

**DOUBLE GLAZING**

**GARDENS**



**Alder Wood Avenue**  
L24 2UF

**Offers in Excess of**  
**£90,000**

## GROUND FLOOR

Hall, lounge to front aspect, kitchen/diner to rear aspect, door to garden, stairs to first floor.

## FIRST FLOOR

Landing, rear aspect bedroom, front aspect double, rear aspect bathroom.

## OUTSIDE

Gates to paved driveway, lawn laid to front, wooden gate to side path and paved rear (greenhouse removed).



Located in a well established residential area, this 2 bedroom property has been a lucrative rental and the current owner has decided that now is the time to sell. This home benefits from off road parking, gardens to the front and rear, double glazing and gas central heating. throughout. Along with a choice of schools, the nearby places include Central Way playing fields, Morrisons supermarket, Liverpool John Lennon Airport, Liverpool South Parkway, New Mersey Retail Park and Speke Boulevard (A5061) connecting South Liverpool, M62/M57 and Widnes/Warrington. The property would be ideal for the first time buyer or a growing family. Take a look at our video tour and get in touch with Maria @ Homelets & Sales to find out more.



# Energy Performance Certificate



50, Alderwood Avenue, LIVERPOOL, L24 2UF

**Dwelling type:** Semi-detached house

**Date of assessment:** 15 August 2012

**Date of certificate:** 20 August 2012

**Reference number:** 0804-2805-7386-9992-3881

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 68 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,683</b>
<b>Over 3 years you could save</b>	<b>£ 135</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 1,320 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 246 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,683</b>	<b>£ 1,548</b>	

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
71	86

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	£ 63
2 Solar water heating	£4,000 - £6,000	£ 72
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 627

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.