



Rennell Road, Knotty Ash, Liverpool, L14 1QG

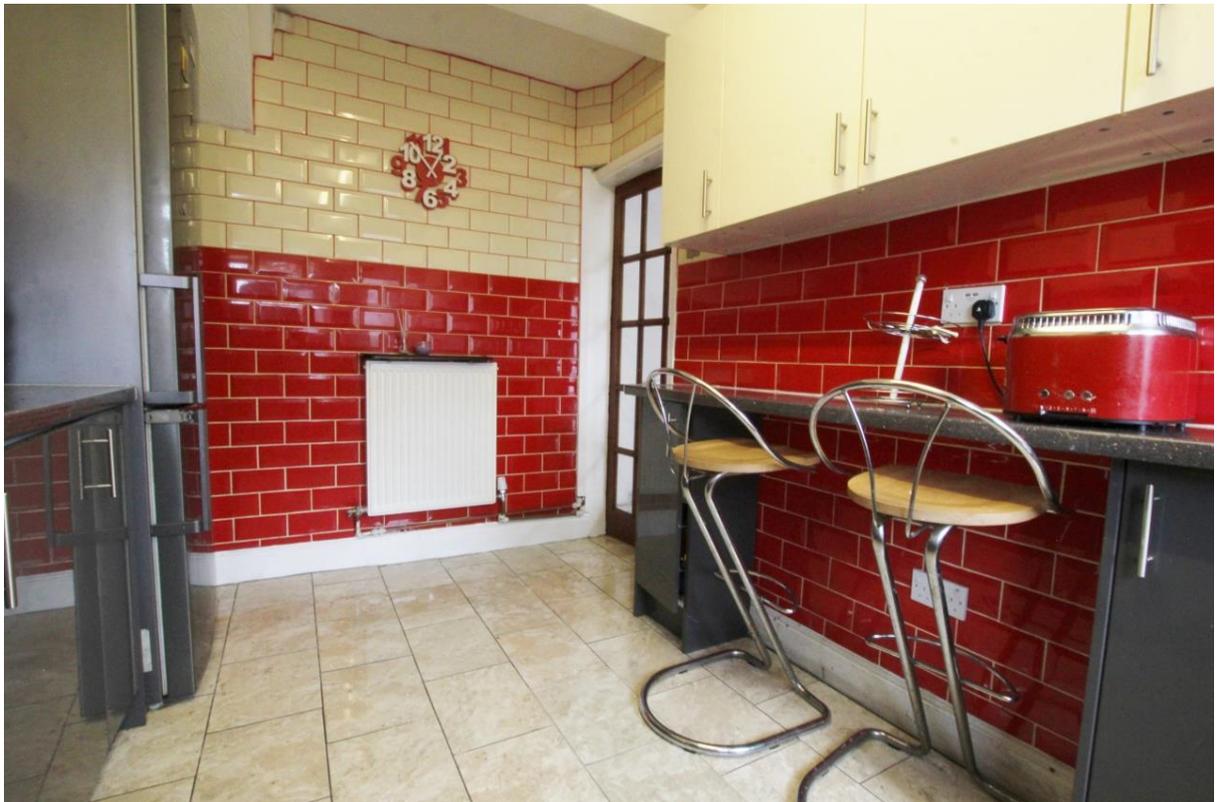
- Three Bedroom Semi Detached Property
- Modern Fitted Kitchen
- Generously Sized Bedrooms
- Substantial Rear Garden
- Through Family Lounge & Diner
- Convenient Downstairs WC
- Three Piece Family Bathroom
- Ideal for First Time Buyers!



£180,000

















Description

Move Residential is pleased to offer for sale this fantastic three bedroom semi detached property, located on Rennell Road, in the popular residential area of Knotty Ash, L14. An ideal purchase for first time buyers, this promising property comprises; a welcoming entrance hall, a through lounge and diner, a modern fitted kitchen and a convenient downstairs WC. To the first floor, you will find two double bedrooms, a single bedroom and a three piece family bathroom suite. Externally, there is a laid to lawn garden with a flagged patio area to the rear elevation.

Location

The property's location provides easy access to local amenities, local schools and recreational facilities. The property also benefits from being only a short distance away from easy access to Liverpool city centre and surrounding areas there is also access to all major road networks including the M62 motorway.

Entrance Hallway -

Downstairs WC - WC, wash basin.

Lounge - 13' 9" x 9' 10" (4.19m x 3.00m)

Double glazed window to front aspect, through to:

Dining Room - 12' 9" x 11' 10" (3.88m x 3.61m)

Sliding patio doors to rear garden.

Kitchen - 12' 5" x 8' 0" (3.78m x 2.44m)

Range of wall and base units, integrated electric oven and gas hob, sink unit, breakfast bar, double glazed window to rear, door to rear garden.

Master Bedroom - 14' 5" x 10' 3" (4.39m x 3.12m)

Bedroom Two - 11' 5" x 9' 9" (3.48m x 2.97m)

Bedroom Three - 11' 7" x 8' 2" (3.53m x 2.50m)

Bathroom - WC, bath, sink.



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Ground Floor

First Floor

Energy Performance Certificate



Rennell Road, LIVERPOOL, L14 1QG

Dwelling type: Semi-detached house
Date of assessment: 30 January 2020
Date of certificate: 02 February 2020

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 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

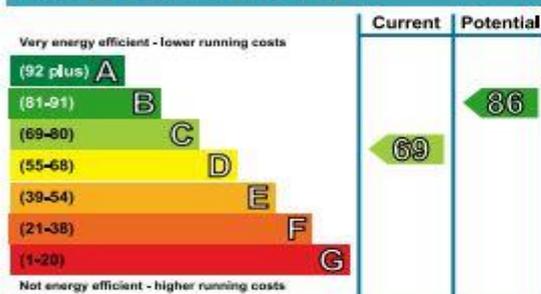
Estimated energy costs of dwelling for 3 years:	£ 2,166
Over 3 years you could save	£ 513

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 1,605 over 3 years	£ 1,239 over 3 years	
Hot Water	£ 357 over 3 years	£ 210 over 3 years	
Totals	£ 2,166	£ 1,653	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
2 Heating controls (room thermostat)	£350 - £450	£ 90
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 201

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.

Additional Information - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.