



## Grosvenor Road, Wavertree, Liverpool, L15 0HB

- Two Bedroom Mid Terrace Property
- Secondary Reception to Rear
- Ground Floor Shower Room
- Enclosed Yard to Rear
- Generously Sized Front Lounge
- Substantial Fitted Kitchen
- Two Double Bedrooms
- Ideal for First Time Buyers!



Offers in Excess of £70,000









## **Description**

Move Residential is delighted to offer for sale this substantial two bedroom mid terrace property, located on Grosvenor Road in the popular residential area of Wavertree, L15. The property would prove to be an ideal purchase for potential investors or first time buyers and is available for sale with no onward chain. The property is briefly comprised of; a vestibule entrance, two bright and spacious reception rooms, a fitted kitchen and a downstairs shower room suite. To the first floor, there are two generously sized double bedrooms. Further benefits to the property include double glazing, gas central heating and an enclosed yard to the rear elevation.

## **Location**

A large and varied area of the City, much of it ideal for student investors as it consists largely of good sized, reasonably priced terraced properties close to the two main University bus routes, which run through the heart of Wavertree along both Smithdown Road and Picton Road. Many working professionals are drawn to the outskirts of Wavertree where a selection of first time buyer and family semi or detached properties can be found, along with character properties in Wavertree Garden Suburb (off Thingwall Road) and Wavertree Village (off Picton Road). Open space includes Greenbank Park and Wavertree Playground - known locally as The Mystery due to the anonymous nature of the donor of the land - which includes Wavertree Sports Park with Liverpool Aquatics, Liverpool Tennis and Wavertree Athletics Centres. Smithdown Road and Picton Road provide a wide variety of pubs, bars, eateries and shops, including a large Asda Supermarket, and a library. Schools include the historic Blue Coat School and King David High School. Wavertree Technology Park train station has regular services into Liverpool and out to Manchester, buses into the City are frequent and take less than 15 minutes. As with all of south Liverpool, the M62 and John Lennon Airport are also easily reached.

**Vesibule -**

UPVC double glazed frosted door to front aspect, wooden door to lounge, UPVC double glazed window to front aspect.

**Lounge -11' 6" x 11' 8" (3.516m x 3.563m)**

UPVC double glazed window to front aspect, gas fire, meter cupboard, decorative cornice, radiator.

**Reception Two -11' 4" x 11' 4" (3.464m x 3.461m)**

UPVC double glazed window to rear aspect, radiator, stairs to first floor, door to kitchen.

**Kitchen - 6' 3" x 10' 9" (1.914m x 3.269m)**

Fitted kitchen with a range of wall and base units with roll edge work surfaces, stainless steel sink with micer tap and drainer, ceramic tiled floor, partially tiled walls, door to downstairs shower room, door to rear aspect.

**Shower Room - 5' 9" x 6' 5" (1.755m x 1.949m)**

Single glazed frosted window to rear aspect, radiator, ceramic tiled floor, WC, shower cubicle, partially tiled walls.

**Stairs & Landing -**

Doors to all rooms.

**Bedroom One - 11' 9" x 11' 3" (3.594m x 3.429m)**

UPVC double glazed window to front aspect, radiator.

**Bedroom Two - 11' 4" x 8' 11" (3.462m x 2.709m)**

UPVC double glazed window to rear aspect, radiator, boiler cupboard.

EPC

# Energy Performance Certificate HM Government


**Dwelling type:** Mid-terrace house      **Reference number:**  
**Date of assessment:** 19 September 2018      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 20 September 2018      **Total floor area:** 59 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

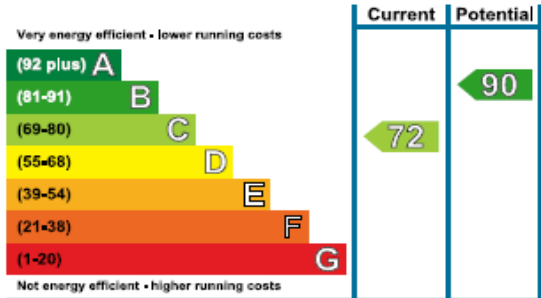
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,479</b>
<b>Over 3 years you could save</b>	<b>£ 261</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 1,092 over 3 years	£ 915 over 3 years	
Hot Water	£ 255 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,479</b>	<b>£ 1,218</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



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 Internal or external wall insulation	£4,000 - £14,000	£ 117
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 57
3 Solar water heating	£4,000 - £6,000	£ 87

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](http://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.



**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.