



College Fields, Huyton, Liverpool, L36 5RY

- Three Bedroom Detached Property
- Attractive Family Dining Space
- Convenient Ground Floor WC
- Driveway and Attached Garage to Front
- Bright and Spacious Living Room
- Kitchen with Integrated Appliances
- Three Well Proportioned Bedrooms
- Lawned Garden and Patio to the Rear



Offers in Excess of £195,000













Description

Located in the residential area of Huyton, L36 is this three bedroom detached residence brought proudly to the sales market by Move Residential. Situated on College Fields, the property is approached via a smart tarmac driveway leading to an attached single garage. Upon entering the home, you are greeted by a bright entrance hall that guides you through to a spacious family lounge. Awash with natural light courtesy of a set of French doors leading to the rear garden, this delightful space enjoys a tasteful décor, attractive Karndean flooring and an eye catching feature fireplace. Furthermore, there is a charming dining room offering the perfect setting for entertaining and family meal time. Additionally, there is a modern fitted kitchen featuring a range of wall and base units, a variety of integrated appliances, and plentiful work surface space. Completing this floor is a downstairs WC. To the first floor there are two well proportioned double bedrooms and an additional single bedroom, each receiving plenty of natural light, with two bedrooms enjoying a range of fitted wardrobe space. Completing the property is a three piece bathroom suite. Externally, there is off road parking to the front elevation; whilst to the rear there is a beautiful lawned garden and a flagged patio area, as well as a brick built work shop. This enviable outdoor space provides an excellent recreational area for all the family to enjoy.

Location

Part of the Metropolitan Borough of Knowsley and substantially located within the Merseyside green belt Huyton is approximately 6 miles from Liverpool City Centre and, as such, has its own history and its own 'town' centre. The original village of Huyton was largely developed in the 1930s by Liverpool City Council to accommodate families from the City Centre. The area's large shopping centre (which includes an Asda Walmart complex, an indoor market and over 100 other shops) is still referred to as 'The Village'. In addition there are 8 parks, including Court Hey Park which contains the National Wildflower Centre, a library, which houses a contemporary art gallery, two leisure centres, two 18 hole golf courses and a cricket club. Schools include Huyton Arts and Sports Centre, Christ the King and Cardinal Heenan. Railway stations on the famous Liverpool and Manchester Railway can be found in both Huyton and Roby and the proximity of the M62 and M57 motorways makes for easy travel connections. Offering something for everyone, L36 is a very valid alternative to the City.

Porch -8' 11" x 4' 6" (2.724m x 1.377m)

UPVC double glazed patio doors, tiled floor, UPVC double glazed window

Hallway

Karndean floor, UPVC double glazed window, stairs with storage under, coving radiator

WC -3' 5" x 5' 5" (1.044m x 1.656m)

UPVC double glazed window, WC, wash basin, tiled floor

Lounge - 13' 11" x 11' 10" (4.235m x 3.600m)

UPVC double glazed window, Karndean floor, radiator

Dining Room - 8' 4" x 11' 2" (2.542m x 3.392m)

UPVC double glazed window, Karndean floor, radiator

Kitchen - 9' 0" x 8' 8" (2.745m x 2.647m)

Wall and base units, fridge, gas hob and oven, sink and drainer, extractor hood, tiled floor and splashbacks, UPVC double glazed windows, stable door to rear

Bathroom - 8' 9" x 6' 7" (2.664m x 2.008m)

UPVC double glazed window, WC, bath with electric shower over, wash basin, radiator, water cylinder cupboard

Bedroom One - 11' 6" x 11' 1" (3.504m x 3.384m)

UPVC double glazed window, radiator

Bedroom Two - 6' 9" x 9' 9" (2.062m x 2.961m)

Fitted wardrobes, UPVC double glazed window, radiator

Bedroom Three - 12' 0" x 11' 4" (3.648m x 3.457m)


Fitted wardrobes, UPVC double glazed window, radiator

Externally -

Drive leading to attached single garage, laid to lawn, side access gate, flagged area to rear, brick built work shop

EPC –

Energy Performance Certificate



Dwelling type: Detached house
Date of assessment: 22 July 2016
Date of certificate: 27 July 2016

Reference number:
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 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:

£ 1,854

Over 3 years you could save

£ 105

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div> You could save £ 105 over 3 years </div>
Heating	£ 1,365 over 3 years	£ 1,365 over 3 years	
Hot Water	£ 321 over 3 years	£ 216 over 3 years	
Totals	£ 1,854	£ 1,749	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<div> <div> <div>Very energy efficient - lower running costs</div> <div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <div>Not energy efficient - higher running costs</div> </div> </div>	73	85

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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £8,000	£ 105	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 822	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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.