

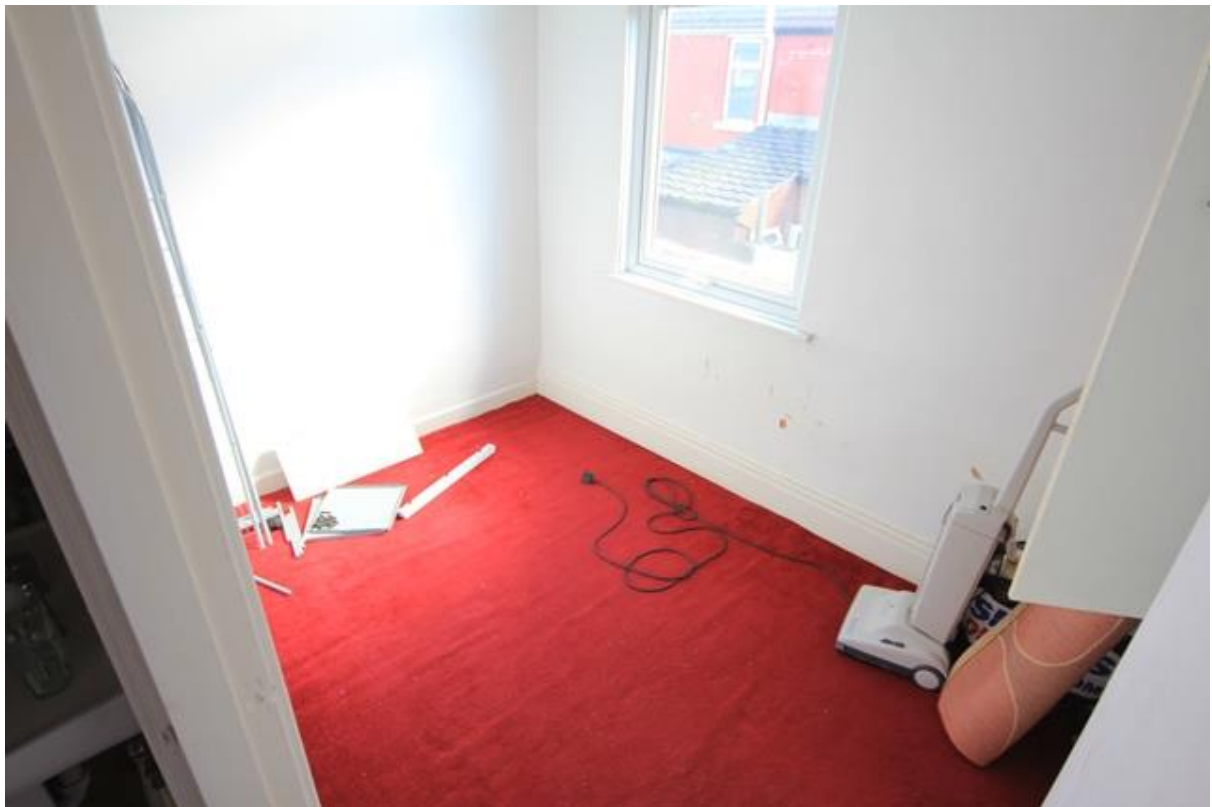


Dunstan Street, Wavertree, Liverpool, L15 4LA

- Two Bedroom Mid Terrace Property
- Fitted Kitchen with Integrated Oven
- Three Piece Family Bathroom Suite
- Double Glazing Throughout
- Bright and Spacious Lounge / Diner
- Two Well Proportioned Double Bedrooms
- Enclosed Yard to the Rear Elevation
- Available For Sale with No Chain



Offers in Excess of £75,000





Description

Located in the area of Wavertree, L15 is this two bedroom mid terrace property brought to the sales market by Move Residential. Situated on Dunstan Street, and available for sale with no onward chain, the property boasts a generously sized lounge / diner featuring a neutral décor, a feature fireplace and ample room for both a sitting and dining area. Awash with natural light, this spacious room is ideal for sociable living. There is a fitted kitchen featuring a range of wall and base units, an integrated hob and oven, and plentiful work surface space. To the first floor, there are two well proportioned double bedrooms and a three piece family bathroom suite. Additional benefits to the property include double glazing throughout, and an enclosed yard to the rear.

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.

Vestibule -

UPVC double glazed door, laminate flooring, alarm control panel, dividing door to:

Lounge Diner -20' 11" x 11' 11" (6.380m x 3.629m)

Two UPVC double glazed windows, laminate flooring, radiator, electric fire with surround, stairs to first floor, television point

Kitchen -13' 1" x 6' 0" (4.000m x 1.820m)

UPVC double glazed window and door, wall and base units, oven, gas hob, stainless steel extractor hood, stainless steel sink unit, tiled floor, tiled splash backs, washing machine

Bedroom One - 11' 9" x 14' 8" (3.585m x 4.465m)

UPVC double glazed window, radiator, television point

Bedroom Two - 6' 7" x 9' 0" (2.001m x 2.743m)

UPVC double glazed window, storage cupboard housing gas central heating boiler, radiator



Bathroom - 6' 0" x 5' 7" (1.838m x 1.708m)

Bath with shower attachment, WC, wash basin, towel rail, tiles to walls

Exterior -

Yard to rear

EPC

Energy Performance Certificate		 <small>© Crown copyright 2009</small>	
Dwelling type:	Mid-terrace house	Reference number:	
Date of assessment:	25 May 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	25 May 2012	Total floor area:	54 m ²
Use this document to:			
<ul style="list-style-type: none"> 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:			£ 2,415
Over 3 years you could save			£ 1,275
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 96 over 3 years	
Heating	£ 1,971 over 3 years	£ 894 over 3 years	
Hot Water	£ 255 over 3 years	£ 150 over 3 years	
Totals	£ 2,415	£ 1,140	
<p>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.</p>			
Energy Efficiency Rating			
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>Potential</p> <p>50</p> <p>91</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	
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 Increase loft insulation to 270 mm	£100 - £350	£ 249	✓
2 Cavity wall insulation	£500 - £1,500	£ 36	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 249	✓
See page 3 for a full list of recommendations for this property.			
<p>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.</p>			

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.