

John Brown & Co
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VIEWING IS HIGHLY RECOMMENDED

OFFERS IN THE REGION OF £84,950

OVERVIEW

27 Gidlow Road is located in an extremely accessible area providing an excellent location to all local amenities and for professionals and students for the University and Hospitals and Liverpool City Centre.

The property is a three bedroom terraced house comprising entrance porch and hall, living room and open plan kitchen dining area. To the first floor there are three good sized bedrooms and family bathroom. To the rear there is an enclosed yard.

27 Gidlow Road, Old Swan

General

The property has undergone a full refurbishment including new electrics (full rewire), gas provision to the property, new gas central heating and radiators, stripping and re-plastering, full redecoration internally and externally, new kitchen and bathroom units, new carpets and linoleum throughout and blinds. The rear yard has been rendered with a cream finish and small open fronted covered store. To the front of the property there is a small concreted garden and path from the pavement leading to the front door.



Entrance Hallway

Lobby and entrance

Hall - 4'6" x 3'4" and 12'5" x 4'8" (1.41m x 1.04m and 3.82m x 1.47m)

Carpeted, meters cupboard, internal stained glass internal door and panels, stairs to the first floor and doors off:

Living Room - 15' 1" (max into bay) x 11' 5" (4.61m x 3.50m)

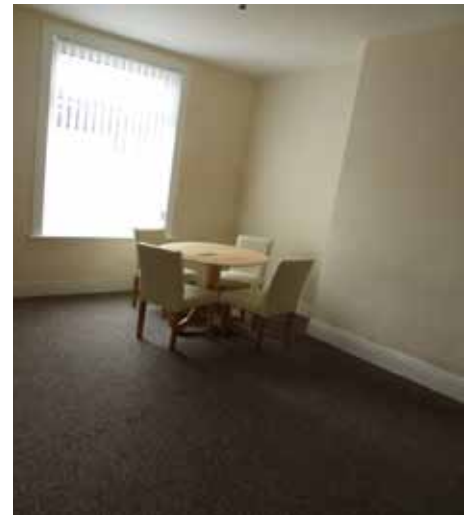
Carpeted, TV point, telephone point, radiator, double glazed round bay window to the front of the property.



Open Plan Dining Room /

Kitchen - 14' 3" x 10' 4" and 11' 3" x 5' 8" (4.38m x 3.18m and 3.43m x 1.78m)

Carpeted, radiator, double glazed window to the rear. Matching range of wall and base units, stainless steel drainer sink unit, new integrated electric hob and oven with extractor hood over, linoleum flooring, plumbing for a washing machine and back door leading into rear yard.



Rear Yard - 16'9" x 13'2" (5.15m x 4.01m) including covered store 3'6" x 3'2" (1.12m x 0.97m)

Enclosed rear yard with cream rendered walls, coping stones and rear gate to alley.

First Floor Landing-

Doors to rooms:

Bedroom One - 14' 9" (max into bay) x 9' 8" (4.56m x 2.99m)

Radiator, electric points and double glazed round bay window to the front of the property.

Bedroom Two - 14' 5" x 10' 8" (4.43m x 3.30m)

Electric points, radiator and double glazed window to the rear of the property.

Bedroom Three - 9' 5" x 8' 6" (2.91m x 2.53m)

Radiator and double glazed window to the front of the property.

Bathroom -

Low level WC, pedestal wash basin, panelled bath, linoleum flooring, splash backs radiator, loft access and frosted double glazed window to the rear of the property.



27 Gidlow Road, Old Swan

First Floor



27 Gidlow Road, Old Swan



Energy Performance Certificate



27, Gidlow Road, LIVERPOOL, L13 2AN

Dwelling type: Mid-terrace house
 Date of assessment: 07 December 2013
 Date of certificate: 08 December 2013

Reference number: 9011-2873-7122-9407-8045
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 90 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:	£ 3,198
Over 3 years you could save	£ 1,578

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 168 over 3 years	
Heating	£ 2,316 over 3 years	£ 1,185 over 3 years	
Hot Water	£ 582 over 3 years	£ 267 over 3 years	
Totals	£ 3,198	£ 1,620	

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



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
Internal or external wall insulation	£4,000 - £14,000	£ 832	✓
Floor insulation	£800 - £1,200	£ 179	✓
Low energy lighting for all fixed outlets	£35	£ 98	✓

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.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.

For viewing and more information please contact John Brown:

SUBJECT TO CONTRACT

Important Notice

Services: None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability.

Misrepresentation Act 1967. These details are provided only as a guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details.

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