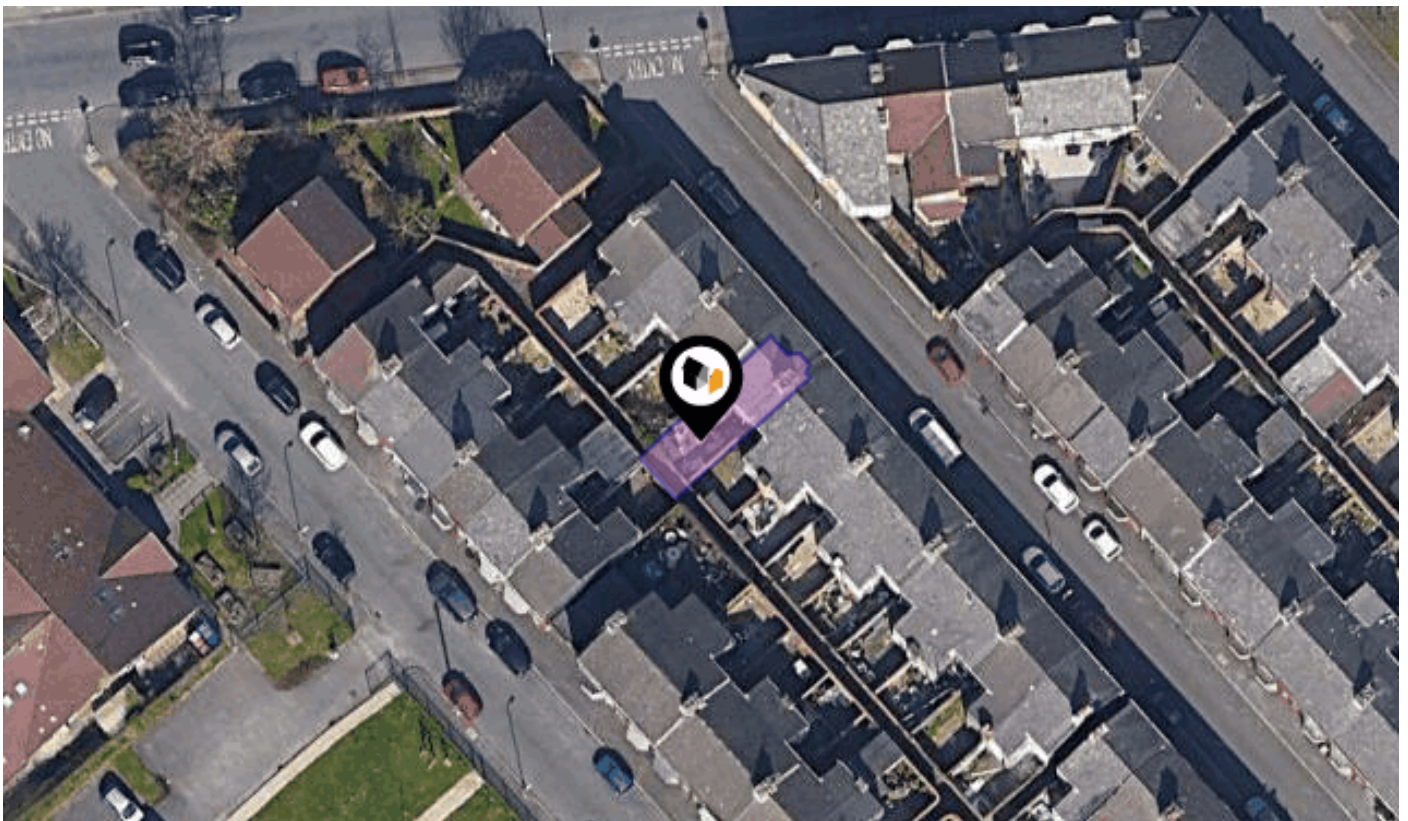




KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 29th January 2025



41, ROSSINI STREET, LIVERPOOL, L21 4NS

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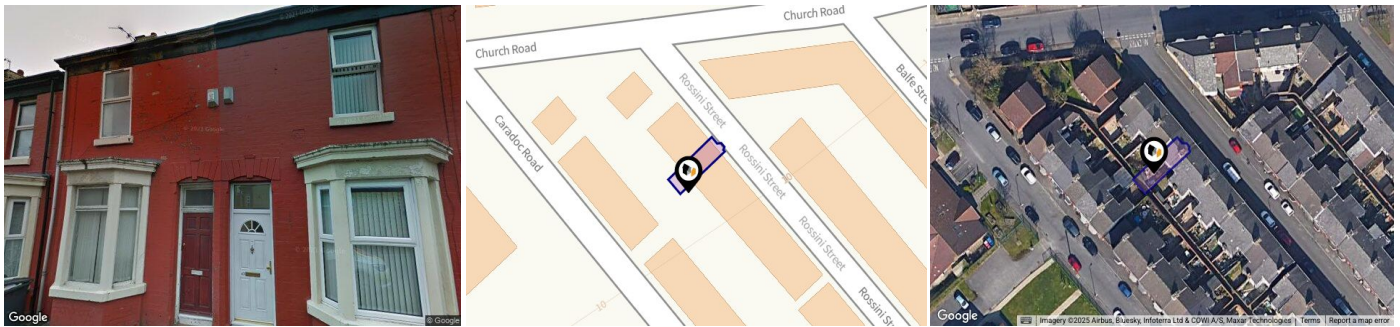
77 Deansgate Manchester M3 2BW

0161 710 2010

Heather.twiss@landwoodgroup.com

<https://landwoodgroup.com/>





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	828 ft ² / 77 m ²		
Plot Area:	0.02 acres		
Year Built :	1900-1929		
Council Tax :	Band A		
Annual Estimate:	£1,559		
Title Number:	MS21447		
UPRN:	41079769		

Local Area

Local Authority:	Sefton
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	75 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property EPC - Certificate

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41 Rossini Street, LIVERPOOL, L21 4NS

Energy rating

D

Valid until 21.01.2035

Certificate number
3535-8629-1400-0412-5226

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

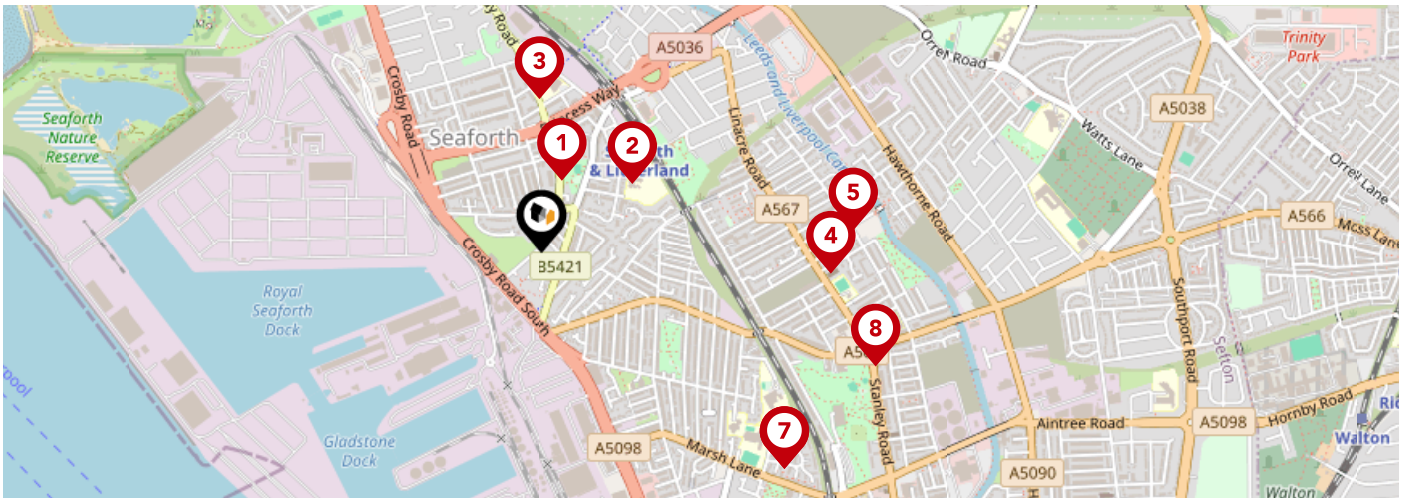
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Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very good
Window:	Partial double glazing
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, no room thermostat
Main Heating Controls Energy:	Very poor
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Lighting Energy:	Good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	77 m ²

Area Schools

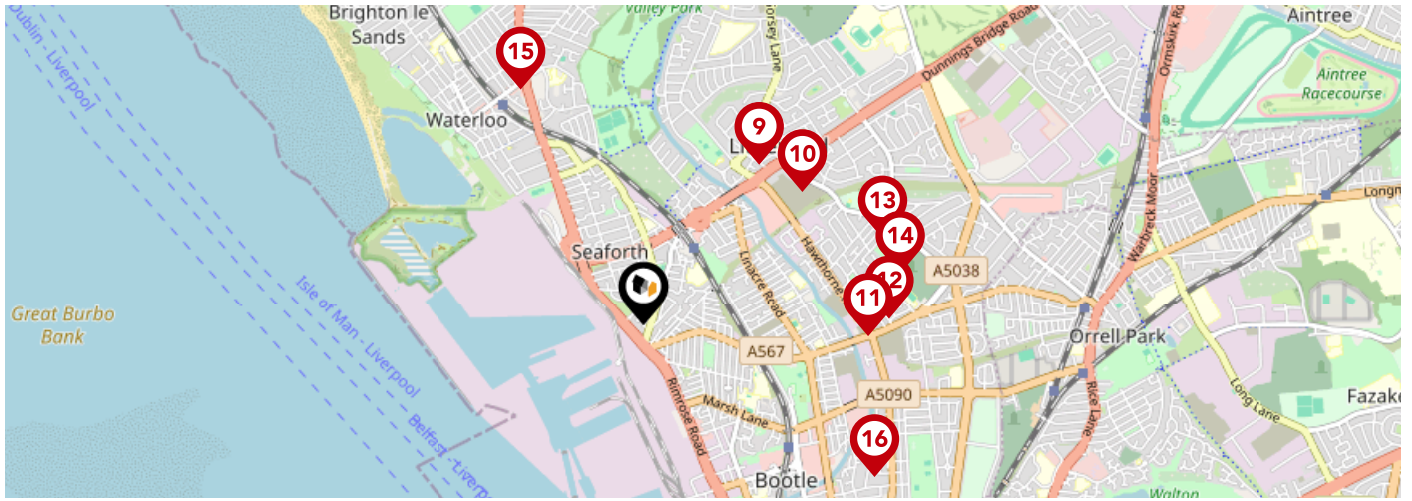
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		Nursery	Primary	Secondary	College	Private
1	Educ8 Liverpool Ofsted Rating: Requires improvement Pupils: 25 Distance:0.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Our Lady Star of the Sea Catholic Primary School Ofsted Rating: Good Pupils: 212 Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Rimrose Hope CofE Primary School Ofsted Rating: Outstanding Pupils: 349 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Lander Road Primary School Ofsted Rating: Good Pupils: 253 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Elizabeth's Catholic Primary School Ofsted Rating: Good Pupils: 437 Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	All Saints Catholic Primary School Ofsted Rating: Good Pupils: 362 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Thomas Gray Primary School Ofsted Rating: Good Pupils: 280 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Linacre Primary School Ofsted Rating: Requires improvement Pupils: 139 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Schools

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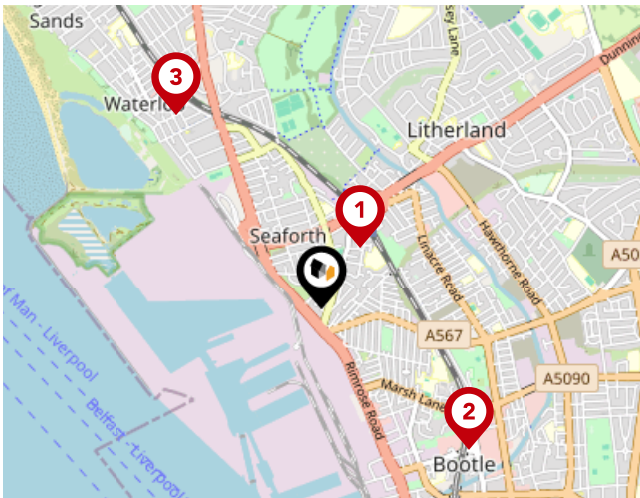


	Nursery	Primary	Secondary	College	Private
<p>9 English Martyrs' Catholic Primary School Ofsted Rating: Good Pupils: 453 Distance:0.86</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>10 St Philip's Church of England Controlled Primary School Ofsted Rating: Good Pupils: 204 Distance:0.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>11 Greenacre Community Nursery School Ofsted Rating: Good Pupils: 69 Distance:0.99</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>12 King's Leadership Academy Hawthornes Ofsted Rating: Good Pupils: 636 Distance:1.08</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>13 St Robert Bellarmine Catholic Primary School Ofsted Rating: Outstanding Pupils: 232 Distance:1.12</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>14 Springwell Park Community Primary School Ofsted Rating: Good Pupils: 458 Distance:1.15</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>15 Waterloo Primary School Ofsted Rating: Good Pupils: 434 Distance:1.17</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>16 Christ Church Church of England Controlled Primary School Ofsted Rating: Good Pupils: 450 Distance:1.22</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area

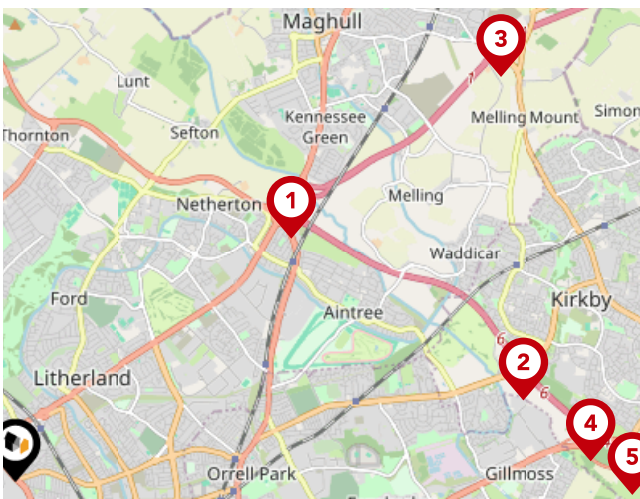
Transport (National)

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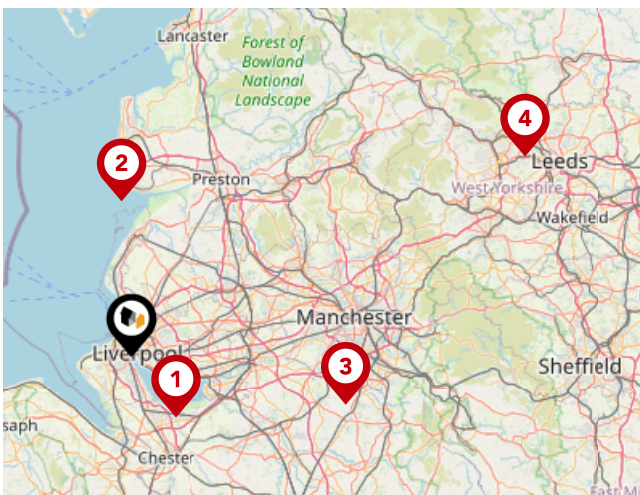
National Rail Stations

Pin	Name	Distance
1	Seaforth & Litherland Rail Station	0.31 miles
2	Bootle New Strand Rail Station	0.9 miles
3	Waterloo (Merseyside) Rail Station	1.07 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M57 J7	3.24 miles
2	M57 J6	4.55 miles
3	M58 J1	5.59 miles
4	M57 J5	5.09 miles
5	M57 J4	5.44 miles

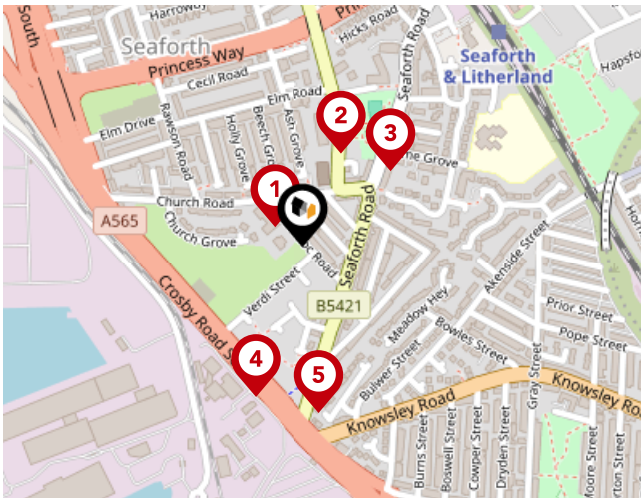


Airports/HELIPADS

Pin	Name	Distance
1	Speke	10.75 miles
2	Highfield	21.85 miles
3	Manchester Airport	31.16 miles
4	Leeds Bradford Airport	62.05 miles

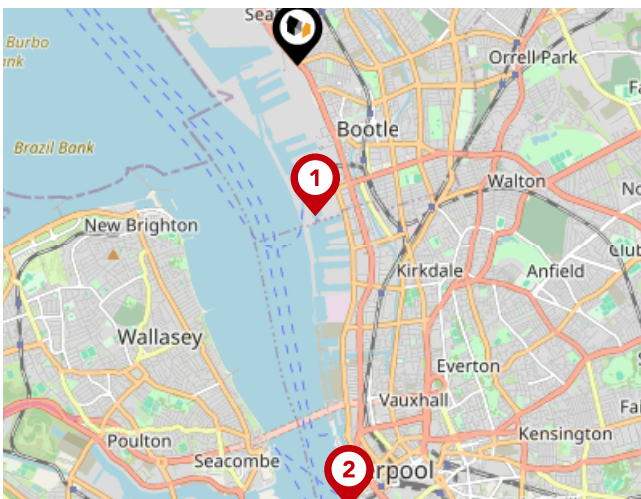
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Caradoc Road	0.04 miles
2	Elm Road	0.11 miles
3	Lime Grove	0.13 miles
4	Seaforth Road	0.17 miles
5	Muspratt Road	0.19 miles



Ferry Terminals

Pin	Name	Distance
1	Liverpool Belfast Ferry Terminal Bootle	1.33 miles
2	Liverpool Isle of Man & Dublin Terminal	3.93 miles

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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