



- * Three Bedroom Terraced House
- * Two Reception Rooms
- * Gas Centrally Heated
- * Rear Yard
- * Double Glazed
- * Cul-de-sac





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Three Bedroom Terraced House available to the market with NO CHAIN!

Situated in L21 Seaforth with excellent transport links to Liverpool City Centre and motorway access as well as local amenities.

Recently refurbished and presented to a high standard throughout this property is available to the market with a potential yield.

To Comprise;

Ground Floor:

Entrance

Lounge - 15'9 x 11'9

Dining Room - 13'7 x 10'1

Kitchen - 11'1 x 9'4

W/C - 4'5 x 7'2

First Floor:

Bedroom One - 12'9 x 14'8

Bedroom Two - 13'8 x 10'6

Bedroom Three - 11'3 x 9'5

Bathroom - 7'9 x 6'8

Exterior:

Rear Yard

On Street Parking

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.