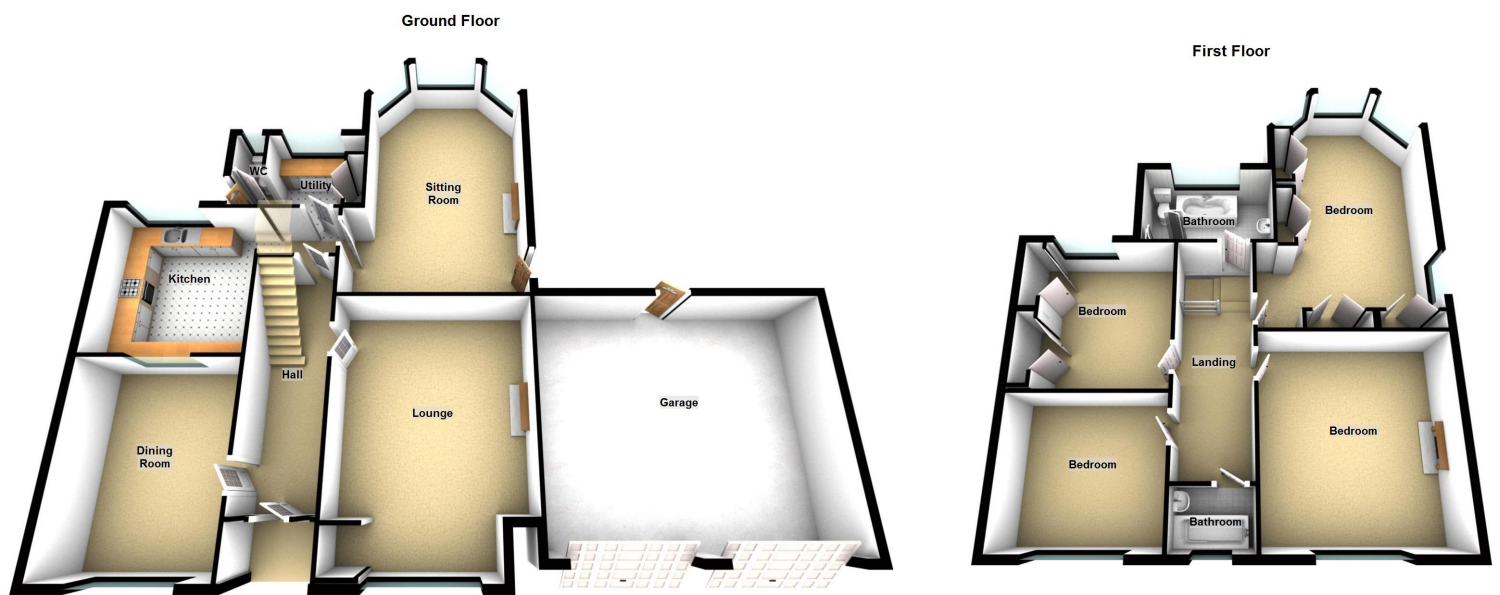




- Four Bedroom Semi Detached Family Home
- Double Garage
- Gardens To Front and Rear





Litherland Park, Liverpool

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(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		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Logic Are Offering For Sale This Four Bedroom Semi Detached Family Home

Accommodation Comprises;

Ground Floor;

Hall

Lounge - 5.95m x 4.40m

Dining Room - 4.51m x 3.60m

Sitting Room - 5.57m x 2.00m

Fitted Kitchen - 3.63m x 3.60m

Utility Room - 2.00m x 3.25m

W/C

To First Floor;

Master Bedroom - Fitted Wardrobe - 5.57m x 2.00m

Bedroom Two - Fitted Wardrobe - 4.73m x 4.40m

Bedroom Three - Fitted Wardrobe - 3.63m x 3.60m

Bedroom Four - 3.30m x 3.60m

Bathroom One - 2.00m x 3.25m

Bathroom Two - 1.32m x 1.80m

Exterior;

Gardens

Garage - 5.50m x 6.43m

Greenhouse

Driveway

To View Call Logic

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.

97 | SOUTH ROAD | WATERLOO | L22 0LR

Tel: 0151 920 2404

E-mail: info@logicstates.co.uk

