



- Two bedroom mid terraced house
 - Rear Yard
- Open plan Lounge / Diner
 - Centrally Heated
 - Double Glazed
- 0.6 miles to the nearest train station





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	69	70
(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	70	70
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Two bedroom mid terraced house situated in Bootle, L20 with excellent local amenities, transport links and access links to Liverpool City Centre. This property benefits from having a rear year, central heating and is double glazed.

Kipling Street is situated 0.6 miles to the nearest train station.

Accommodation Comprises of;

To Comprise;

Ground Floor:

Open plan lounge / dining area - 17'8" x 11'2"

Kitchen leading you to the rear yard - 6'7 x 7'1

Bathroom - 6'3 x 4'8

First Floor:

Double bedroom One - 10'2 x 11'1

Double bedroom Two - 9'6 x 9'4

Exterior:

Rear Yard

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.