

Derwent Drive
Litherland, L21

Freehold
£200,000



- * Detached Bungalow With Three Double Bedrooms
- * Well Presented Throughout
- * Front & Rear Gardens
- * Off Road Parking
- * Master Bedroom with En suite
- * Centrally Heated



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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	84
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	51	84
England, Scotland & Wales EU Directive 2002/91/EC		

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The accommodation consists of hallway leading to large bright lounge/diner with leaded bay window, conservatory and refitted kitchen. 3 double bedrooms, 1 with an ensuite and family bathroom with freestanding bath and seperate walk in shower. Full gas central heating.

Hall: Composite front door, radiator.

Lounge: 21'10 x 12'2 Measured into double glazed leaded bay, attractive marble fireplace with living flame gas fire, 2 radiators, double glazed patio doors leading to;

Conservatory: 9'10 x 9'2 UPVC double glazed windows and doors, radiator.

Kitchen: 11' x 7'3 with gloss white units, electric oven, gas hob and extractor. Plumbing for washing machine. Radiator. Double glazed window.

Bedroom 1: 12' x 9'10 Measured into bay (Double). Double glazed leaded bay window, oak laminate flooring, radiator. Leading to;

En suite: Quadrant shower enclosure with thermostatic shower, toilet, sink and radiator. Double glazed window.

Bedroom 2: 12' x 9'10 Measured into bay (Double). Double glazed window, radiator.

Bedroom 3: 10'10 x 10'6 Measured into bay, double glazed leaded bay window, laminate flooring, radiator.

Bathroom: Freestanding bath, toilet, sink, chrome towel rail and walk in electric shower.

Outside:

Front garden: Lawn, borders and block paved driveway with off road parking.

Rear Garden: With sunny aspect, lawn, borders and block paved patio.



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