



* Book A Viewing Online Now; Visit www.logicstates.co.uk

* Extended 5 Bedroom Detached House

* Double Fronted

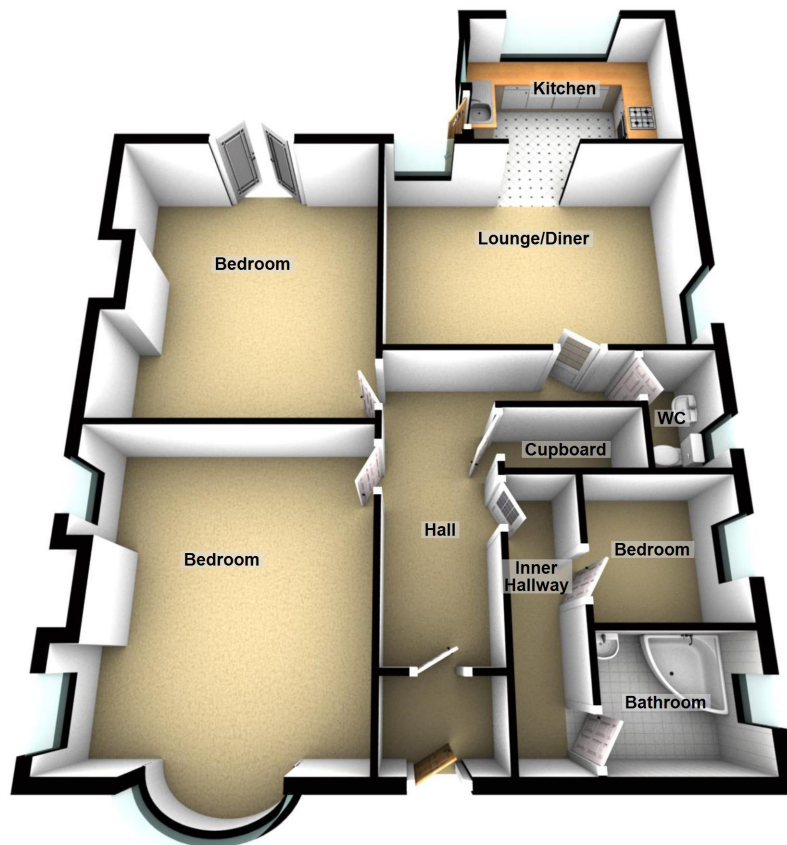
* Garden

* Gas Centrally Heated

* Double Glazed



Ground Floor Flat



Marldon Avenue, 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		
(55-68) D		
(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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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To Comprise;

Ground Floor :

Vestibule
 Entrance Hallway
 4'11" x 6'11" - Fitted Bathroom
 6'7" x 6'11" - Bedroom
 Storage Cupboard
 Seperate W/C
 15'0" x 13'8" - Double Bedroom
 15'8" x 13'8" - Double Bedroom With French Doors To Garden
 11'11" x 16'1" - Lounge/Diner
 8'6" x 11'3" Fitted Kitchen With Access To Garden

First Floor :

12'3" x 16'8" - Fitted Kitchen / Diner
 15'0" x 13'11" - Lounge
 15'9" x 13'0" - Double Bedroom With Fitted Units & En-Suite
 7'6" x 7'9" - En-Suite Bathroom
 Storage Room
 11'10" x 8'7" - Fitted Bathroom

Second Floor:

6'10" x 6'0" - Bathroom
 10'1" x 9'7" - Fitted Kitchen
 10'1" x 11'6" - Double Bedroom
 Storage
 20'1" x 13'11" - Double Bedroom

Exterior:

Driveway
 Rear Gardens

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