

Warbreck Moor

Liverpool, L9

£160,000



- * Three Story Five Bedroom Terraced House
- * Three Reception Rooms
- * Front & rear gardens
- * Gas Centrally Heated
- * Double Glazed



97 | SOUTH ROAD | WATERLOO | L22 0LR
Tel: 0151 920 2404
E-mail: info@logicstates.co.uk





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	50	51
(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	44	44
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

NEW!!! "ANY HOUR" Viewing Booking System - Visit [Logic estates.co.uk](http://Logicestates.co.uk) to book and confirm your viewing online instantly.

Five bedroom three story house, the property benefits from three reception rooms.

Accommodation briefly comprises of:

Ground floor:

Vestibule
 Entrance Hallway - 27'5 x 4'8
 Lounge - 12'3 x 17'0
 Second reception room - 11'9 x 13'2
 Dining room - 11'9 x 10'7
 Fitted kitchen - 6'9 x 10'5

First floor:

Bedroom one - 17'7 x 13'7
 Bedroom two - 11'8 x 13'2
 Bedroom three - 12'2 x 10'8
 Bathroom - 6'9 x 7'5

Second floor:

Bedroom four - 17'7 x 13'9
 Bedroom five - 11'9 x 13'2

Exterior:

Rear yard

Sellers comment:

" Bought as a family home, big rooms, garden space ideal for a growing family "



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.