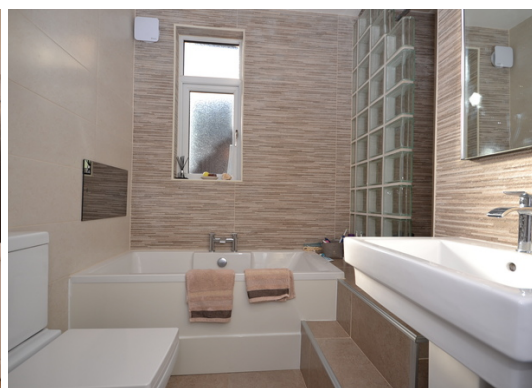


Whitham Avenue  
Liverpool, L23

Freehold  
£215,000



- \* Three Bedroom Semi Detached House
- \* Front & Rear Garden
- \* Two Reception Rooms
  - \* C/H
  - \* D/G
- \* Cul - De - Sac



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	55	83
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	46	80
England, Scotland & Wales EU Directive 2002/91/EC		

Accommodation briefly comprises of:

Ground floor:

Entrance hall with stairs to first floor - 16'2 x 5'5  
 Lounge with open fire - 15'1 x 12.5  
 Sitting room with open fire & french doors to rear garden - 13'8 x 11'4  
 Fully fitted kitchen, integrated fridge freezer and dishwasher - 11'0 x 10'1  
 Downstairs W/C

First floor:

Bedroom one - fitted wardrobe - 17'3 x 15'2  
 Bedroom two - fitted wardrobe - 13'8 x 10'2  
 Bedroom three - fitted wardrobe - 9'9 x 6'2  
 Fully fitted bathroom with separate bath and TV & walk in shower - 6'1 x 8'5  
 Recently Re-Rendered and painted front  
 Exterior:

Front & rear garden

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