



- * Three Bedroom Semi Detached Family Home
- * Near Transport Links, Local Schools and Amenities.
- * Off Street Park
- * Two Reception Rooms
- * Front & rear gardens
- * Garage





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		
	64	87
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		
	57	85
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached family home, the property is located in Litherland. The property benefits from a gated and flagged frontage & hedge borders. The property also benefits from a conservatory and large rear garden, the property also has a 40ft multiple car garage.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 15'2 x 6'5
 Lounge - 14'7 x 13'5
 Dining room - 10'5 x 11'3
 Kitchen - 10'5 x 8'9

First floor:

Bedroom one - 13'3 x 10'2
 Bedroom two - 11'8 x 11'7
 Bedroom three - 6'8 x 9'6
 Bathroom - 5'10 x 5'9
 Separate W/C - 2'8 x 5'10

Exterior:

Front & rear gardens
 40ft garage with attached workshop
 Shed
 Patio area to rear

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