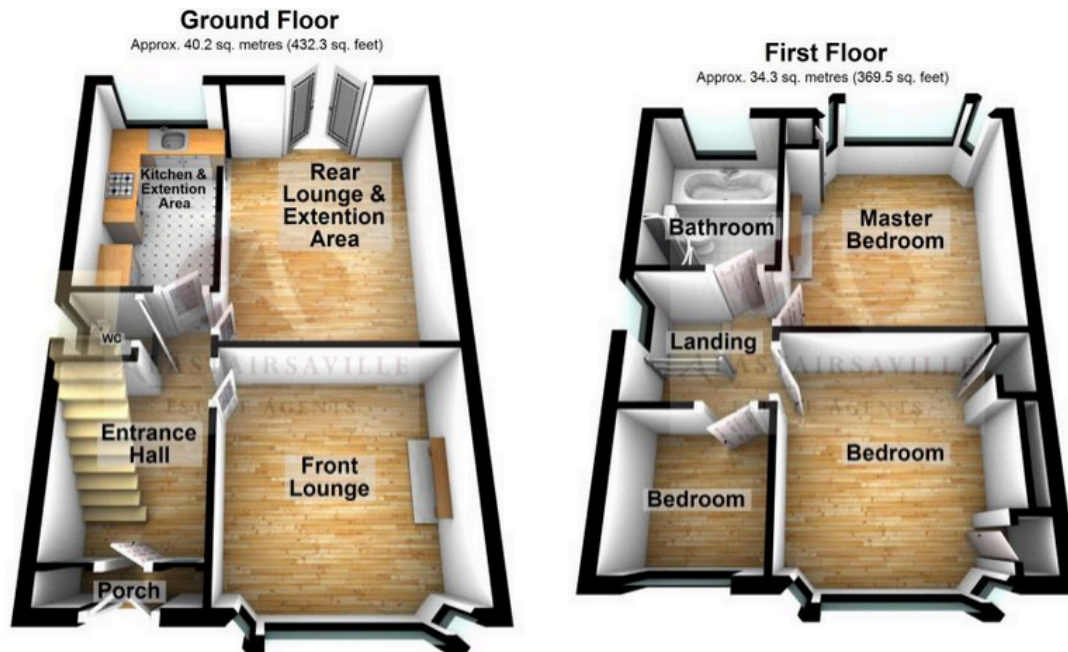




- * Three Bedroom Semi Detached House
- * Two Reception Rooms
- * Driveway
- * Gas Centrally Heated
- * Double Glazed
- * Front and Rear Gardens





Total area: approx. 74.5 sq. metres (801.8 sq. feet)

AEA (Aughton energy Assessors) provide this Floor Plan as a guide to the overall dimensions of the property. Dimensions are approximate and do not pertain to be absolutely accurate but are provided as a guide.
Plan produced using PlanUp.

16 Ecclesall Ave, Litherland

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		
	72	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		
	69	82
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom extended semi detached house situated in Litherland, with a recently refurbished kitchen and bathroom. This property benefits from two reception rooms and integrated kitchen appliances. The property features two double bedrooms with fitted wardrobes and a single bedroom to the front. Gas centrally heated and double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

Porch - 5'7" x 3'1"
 Entrance hall - 13'8" x 3'2"
 Lounge - 13'9" x 11'3"
 Second reception room - 20'6" x 10'1"
 Kitchen / diner - 16'2" x 7'2"
 W/C - 3'11" x 2'3"

First floor:

Bedroom one - 14'5" x 9'6"
 Bedroom two - 14'4" x 10'10"
 Bedroom three - 8'7" x 7'9"
 Bathroom - 8'6" x 6'1"

Exterior:

Driveway
 Front and rear gardens

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