



- * Three Bedroom Semi Detached House
- * Driveway
- * Open Plan kitchen
- * Double Glazed
- * Gas Centrally Heated





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		
	66	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		
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Three bedroom semi detached property with front & rear gardens, off road parking and open plan kitchen / dining room. The property is gas centrally heated and double glazed. Situated in Waterloo, 0.2 miles away from Crosby beach, excellent transport links and entertainment with restaurants and bars within close distance.

Accommodation briefly comprises of:

Ground floor:

Entrance hall - 2'8" x 5'7"

Lounge - Feature fire place - 11'3" x 12'7"

Kitchen / dining area - Fitted kitchen, gas hob with extractor fan - 15'4" x 10'1"

First floor:

Bedroom one - Double, UPVC double glazed window - 10'0" x 11'0"

Bedroom two - Double, UPVC double glazed window - 11'2" x 12'0"

Bedroom three - Single, UPVC double glazed window

Bathroom - Modern bathroom, tiled

Exterior:

Front & rear gardens

Driveway

Sellers comment:

" Fantastic family home for many years "



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