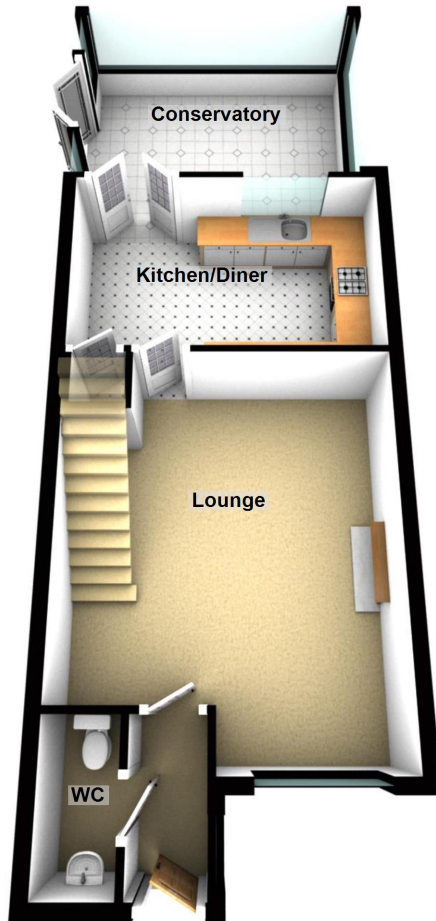




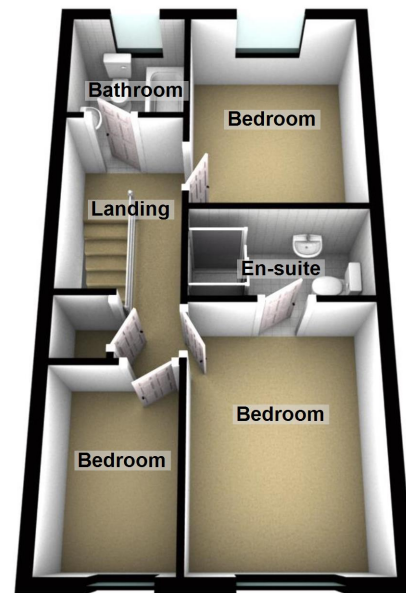
- * Three Bedroom Semi Detached House
- * Driveway
- * Front & Rear Gardens
- * Conservatory
- * Double Glazed
- * Gas Central Heating



Ground Floor



First Floor



Quartz Way, Liverpool

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	75	79
(55-68) D		
(39-54) E		
(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	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached property with off road parking. Presented to a high standard throughout and benefiting from double glazing, gas central heating and a conservatory.

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Lounge - feature fireplace - 17'6" x 14'5"

Kitchen - built in oven and extractor fan - 14'5" x 9'0"

W/C

First floor:

Bedroom one - 11'7" x 8'8"

Bedroom two - 10'6" x 8'8"

Bedroom three - 9'1" x 7'8"

Bathroom - tiled flooring and walls

Exterior:

Front & rear gardens

Driveway

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