

Durham Road, Seaforth  
Liverpool, L21

Freehold  
£110,000



- \* Three Bedroom Mid Terraced House
- \* Boarded Loft Ideal For Storage
- \* Basement
- \* Gas Central Heated
- \* Open plan lounge / dining area

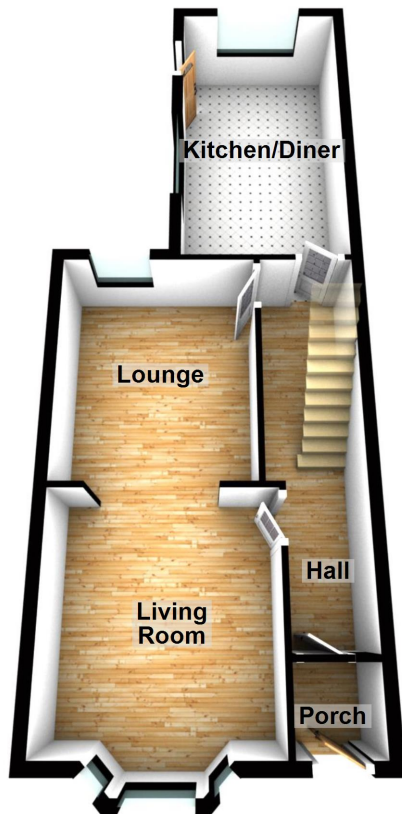


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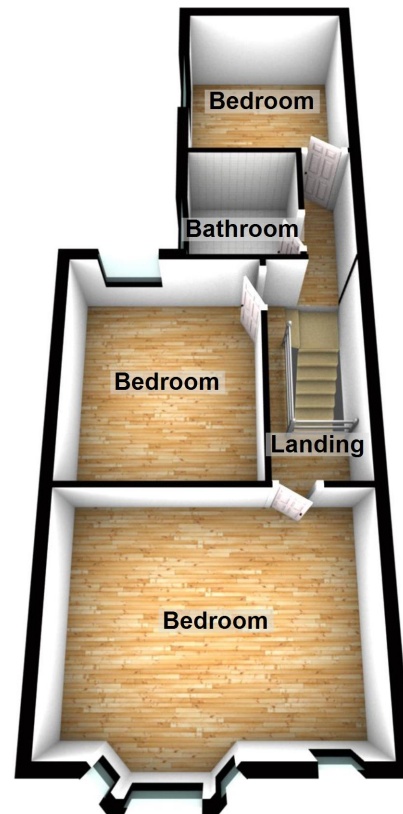




**Ground Floor**



**First Floor**



Measurement are approximate  
Plan produced using PlanUp.

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) <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		
<b>England, Scotland &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Three bedroom mid terraced house, benefiting from two reception rooms, basement and boarded loft for storage space. The property is gas centrally heated and double glazed throughout.

Accommodation briefly comprises of:

Ground floor:

Entrance hall

Lounge - 14'7" x 11'6"

Dining area - 12'7" x 10'4"

(Both above are open plan 27'5" x 11'6")

Kitchen - 16'7" x 9'2"

Basement

First floor:

Bedroom one - 15'8" x 14'1" - dual aspect with single feature bay window frame

Bedroom two - 12'2" x 10'0"

Bedroom three - 9'9" x 8'0"

Bathroom - 6'5" x 6'3"

Exterior:

Rear yard

Decked area (painted and presented to a good standard)

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