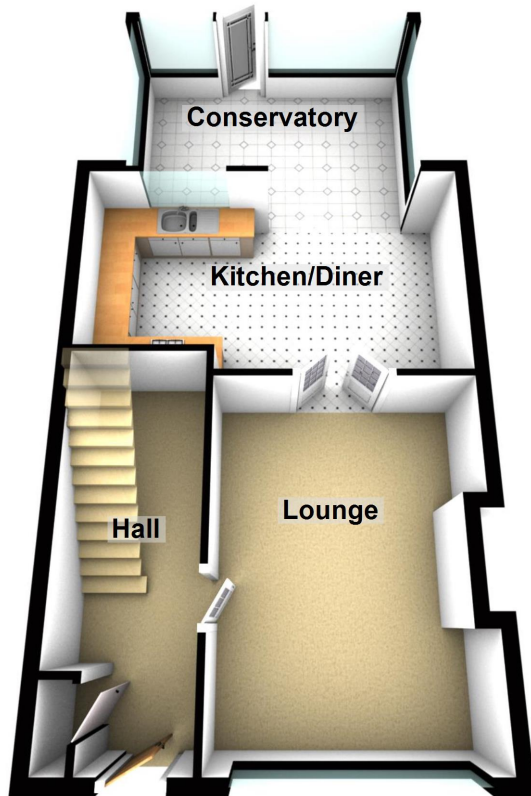




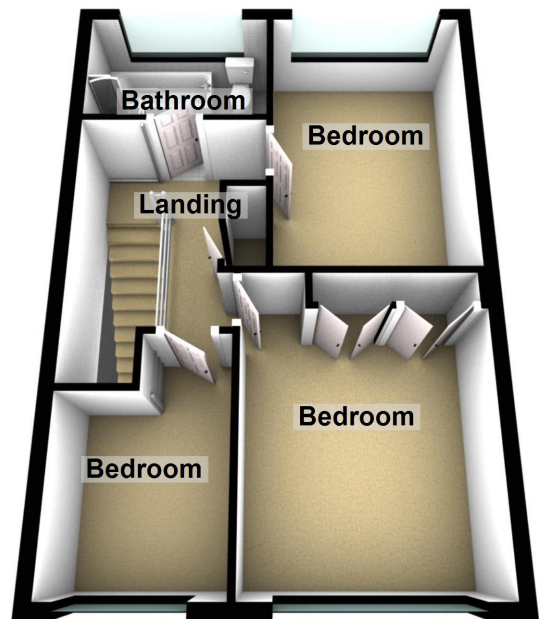
- * Three bedroom extended mid terrace house
- * Open plan kitchen
- * Front and rear gardens
 - * Conservatory
 - * No chain
- * Centrally Heated



Ground Floor



First Floor



Wood Street, 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
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		
	66	78
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom extended mid terrace property benefiting from two reception rooms, an open plan kitchen and private access to the front and rear gardens. Property is gas centrally heated and double glazed throughout. Accommodation briefly comprises of;

Ground Floor:

Entrance Hall - 14'3 x 4'7
 Lounge - 11'1 x 10'7
 Open plan Kitchen - 20'7 x 17'8
 Dining Area
 Conservatory

First Floor:

Bedroom One - 10'1 x 11'2
 Bedroom Two - 9'8 x 9'7
 Bedroom Three - 8'4 x 6'7
 Bathroom - 6'2 x 9'3

Exterior:

Front and Rear Gardens
 Private access to Gardens

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