



- * Three Bedroom Mid Terrace House
- * Front & Rear Gardens
- * Driveway
- * Two Reception Rooms
- * Double Glazed
- * No Chain





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		
	63	85
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		
	61	85
England, Scotland & Wales EU Directive 2002/91/EC		

Three Bedroom Semi-Detached property available to the market with NO CHAIN!

This property particularly benefits from two reception rooms, a front and rears garden, double glazing and a driveway.

Situated in L23 with excellent school networks, public transport links across the city and a short distance from the motorway.

Property comprises of;

Entrance Hall 14'2" x 6'4"
 Lounge 12'5" x 15'7"
 Dining Area 9'8" x 8'7"
 Kitchen 10'11" x 10'00"

First Floor:

Bathroom 6'1" x 6'5"
 Master Bedroom 13' 7" x 11'6"
 Bedroom Two 14'2 x 9'9"
 Bedroom Three 10'6" x 8'6"

External:

Front Garden with space for one car.
 Rear garden flagged with outbuilding for storage.

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.