



- * Three Bedroom Semi Detached
- * Double Glazed
- * Gas Centrally Heated
- * Corner Plot
- * Two Car Driveway
- * Front and Rear Gardens





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		
	65	80
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		
	64	79
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi detached property, corner plot offering ample room to extend (Subject to gaining planning permission). The property also benefits from a front and rear porch and a two car driveway. Two of the bedrooms are a double and the third is a single. The property is gas centrally heated and double glazed throughout. Accommodation briefly comprises of;

Ground Floor

Entrance Hall - 10'1" x 3'1"
 Lounge - 13 x 12'5"
 Kitchen - 14'7" x 7'9"
 W/C
 Rear Porch - 7'2" x 6'5"

First Floor

Bedroom One - 12'6" x 9'7"
 Bedroom Two - 11'8" x 7'9"
 Bedroom Three - 7'6" x 7'9"
 Bathroom - 5'2" x 5'9"

Outside Space

Front Garden
 Rear Garden
 Side Aspect Patio

Sellers Comment;

" Property has been a fantastic family home for us "

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.

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