

Highfield Road  
Litherland, L21

Freehold  
£140,000



- \*Three Bedroom Semi Detached
- \*No Chain
- \*Fully refurbished
- \*Off Road Parking
- \*Front & Rear Gardens
- \*Double Glazed



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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>		52
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales 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>		
(39-54) <b>E</b>		50
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom semi-detached property available to market with no chain.

This property is fully refurbished throughout and also benefits from double glazing, gas central heating, off road parking and front & rear gardens.

Property comprises of ;

Ground floor

Entrance Proch

Lounge - 12'1" x 15'9"

Kitchen - 12'2" x 8'9"

Bathroom - 6'7" x 6'4"

First Floor

Bedroom One - 15'9" x 12'3"

Bedroom Two - 9'3" x 10'1"

Bedroom Three - 7'9" x 5'5"

Exterior

Front & Rear Gardens

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.