

Ivy Leigh
Old Swan, L13

Let
£600 per month + fees



- * Available Now
- * Two Bedroom Semi-Detached
- * New Development
- * Front & Rear Gardens
- * Double Glazed
- * Gas Central Heated



97 | SOUTH ROAD | WATERLOO | L22 0LR
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		99
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Property comprises of :

- Entrance Hall
- Front Lounge
- Kitchen
- Dowstairs Cloak Room

- First Floor:
- Bedroom One
 - Bedroom Two
 - Bathroom

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.

