



- * Four Bedroom End Terrace House
- * Front & Rear Gardens
- * 25ft Open Plan Kitchen/Dining Area
 - * Double Glazed
 - * Gas Central Heated
 - * South Facing Garden





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		
	71	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		
	68	82
England, Scotland & Wales EU Directive 2002/91/EC		

Four Bedroom End-Terrace Property available to the market in a highly sought after area of L23.

The property itself is close to local amenities, excellent school networks and transport links.

Briefly comprises of;

Entrance Hall 12.3 x 8.7
 Rear Reception Room 10.7 x 11.5
 Open Plan Kitchen Dining Room 25.7 x 13.2
 Utility Space to side aspect

1st Floor
 Bedroom One 12.4 x 10.3
 Bedroom Two 11.3 x 12
 Bedroom Three 10.2 x 9.7
 Bedroom Four 9.8 x 9.7
 Bathroom 7.6 x 8.1

External

Front & Rear Gardens

Rear Garden South Facing, complete with mature maintained lawn with patio area.

Complemented by french doors to rear aspect.

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.